

# Unit 2105 - Sterling

2105 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11670344  
 Status: Active  
 Size: 1,140 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking,Open Space Parking,Other Parking,Valet Parking

View:  
 List Price: \$950,000  
 List PPSF: \$833  
 Valuated Price: \$848,000  
 Valuated PPSF: \$744

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 184  
 Number of active listings for rent: 6  
 Number of active listings for sale: 16  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

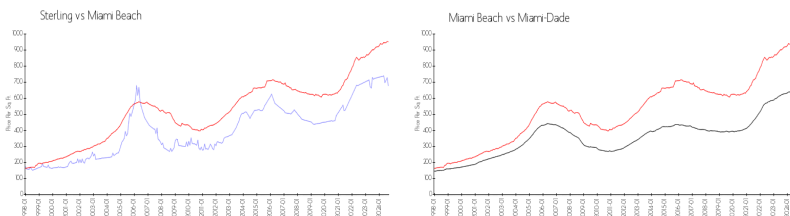
## Building Association Information

Sterling Condominium  
 (305) 864-0729

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1804	1,180 sq ft	Nov 2024	\$695,000	\$589
510	1,180 sq ft	Sep 2024	\$905,000	\$767
909	1,180 sq ft	Sep 2024	\$950,000	\$805
607	1,020 sq ft	Aug 2024	\$770,000	\$755
1607	1,020 sq ft	Jun 2024	\$725,000	\$711
1201	1,230 sq ft	Jun 2024	\$865,000	\$703

## Market Information



Sterling: \$677/sq. ft.      Miami Beach: \$951/sq. ft.  
 Miami Beach: \$951/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Sterling: 9%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Sterling: 90 days



Miami Beach  
Miami-Dade

102 days  
87 days