

Unit 704 - Sterling

704 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11680757
 Status: Active
 Size: 1,180 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking, Valet Parking
 View:
 List Price: \$730,000
 List PPSF: \$619
 Valuated Price: \$614,000
 Valuated PPSF: \$520

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: 4
 Number of sales over the last 3 months: 1

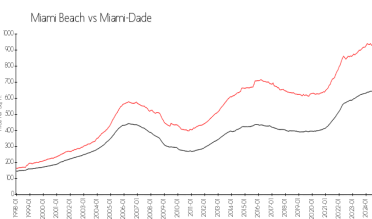
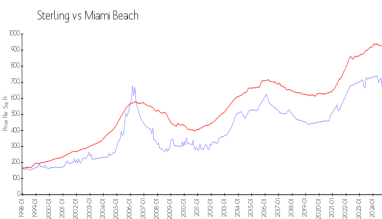
Building Association Information

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: \$635/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Sterling: 90 days
 Miami Beach: 104 days



Miami-Dade

90 days