

# Unit 1106 - Sterling

1106 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11685628
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$749,900
List PPSF:	\$630
Valuated Price:	\$645,000
Valuated PPSF:	\$542

*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

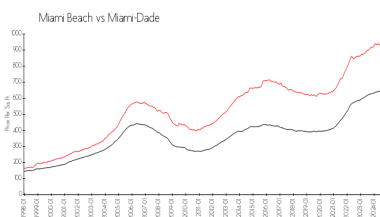
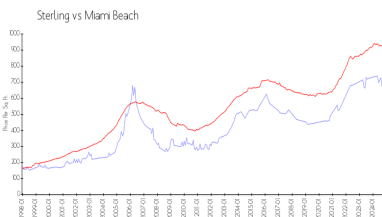
## Building Association Information

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 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	91 days

