

# Unit 602 - Peloro

602 - 6620 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11696169  
 Status: Active  
 Size: 1,224 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$850,000  
 List PPSF: \$694  
 Valuated Price: \$821,000  
 Valuated PPSF: \$671

*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: 114  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

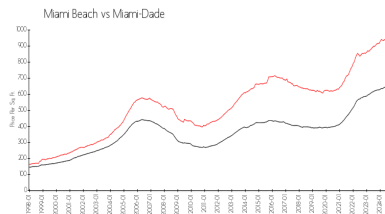
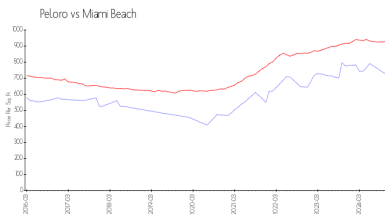
Peloro  
 Address: 1653 Collins Ave,  
 Miami Beach, FL 33139,  
 Phone: +1 786-383-1553

<http://www.sflamgt.com/peloro/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
611	1,538 sq ft	Nov 2024	\$1,340,000	\$871
418	763 sq ft	Jun 2024	\$500,000	\$655
109	1,155 sq ft	May 2024	\$830,000	\$719
209	1,143 sq ft	Mar 2024	\$820,000	\$717
111	1,540 sq ft	Mar 2024	\$1,325,000	\$860

## Market Information



Peloro: \$722/sq. ft.      Miami Beach: \$936/sq. ft.  
 Miami Beach: \$936/sq. ft.      Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Peloro: 7%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Peloro  
Miami Beach  
Miami-Dade

77 days  
104 days  
88 days