

Unit 408 - Eden House

408 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11704371
 Status: Active
 Size: 1,669 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking
 View:
 List Price: \$1,499,000
 List PPSF: \$898
 Valuated Price: \$1,271,000
 Valuated PPSF: \$762

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: 98
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

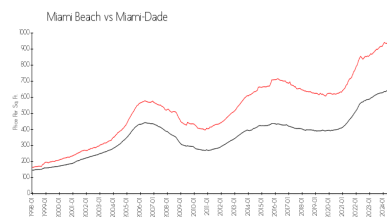
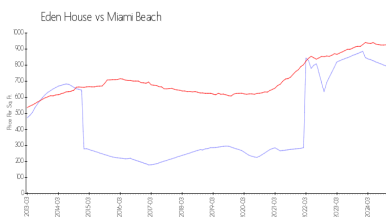
Building Association Information

Eden House
 6700 Indian Creek Dr,
 Miami Beach, FL 33141
 (786) 216-7147
 Eden House Condo Association
 Address 6700 Indian Creek Dr
 Miami Beach, FL 33141-5780
 Phone Number 305-864-1004

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	938 sq ft	Apr 2024	\$830,000	\$885
508	1,669 sq ft	Mar 2024	\$1,200,000	\$719
1405	942 sq ft	Feb 2024	\$834,200	\$886
PH6	938 sq ft	Jan 2024	\$905,000	\$965
1507	1,304 sq ft	Jan 2024	\$1,380,000	\$1,058

Market Information



Eden House: \$788/sq. ft.
 Miami Beach: \$936/sq. ft.

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 Miami-Dade: \$693/sq. ft.

Inventory for Sale

Eden House: 10%
 Miami Beach: 5%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Eden House	63 days
Miami Beach	104 days
Miami-Dade	88 days