

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

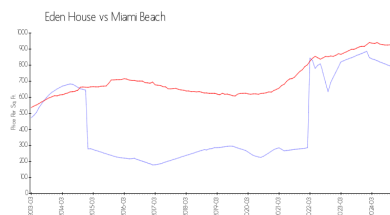
Building Association Information

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

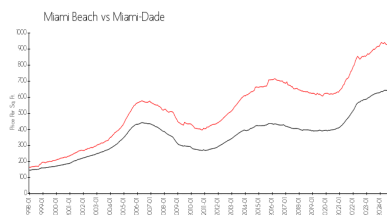
Recent Sales

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.



Miami Beach: \$936/sq. ft.
Miami-Dade: \$694/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	89 days