

Unit 1409 - Sterling

1409 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11704882
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$999,000
List PPSF:	\$847
Valuated Price:	\$928,000
Valuated PPSF:	\$786

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:	2

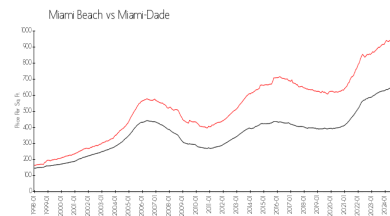
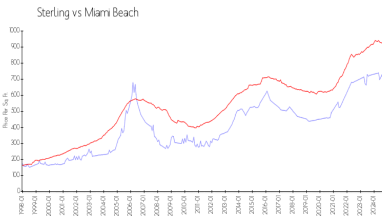
Building Association Information

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:	\$644/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Sterling	9%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Sterling	90 days
Miami Beach	104 days
Miami-Dade	88 days

