

Unit 304 - Regatta

304 - 6580 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11742711
 Status: Active
 Size: 1,126 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$699,000
 List PPSF: \$621
 Valuated Price: \$674,000
 Valuated PPSF: \$599

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.

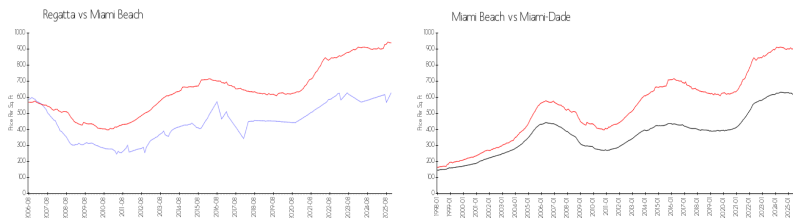
Building Information

Number of units: 52
 Number of active listings for rent: 4
 Number of active listings for sale: 5
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,712 sq ft	Dec 2025	\$1,050,000	\$613
411	569 sq ft	Aug 2025	\$300,000	\$527

Market Information



Regatta:	\$627/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Regatta	10%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Regatta	118 days
Miami Beach	94 days
Miami-Dade	78 days

