

# Unit PH-4 - Nautica

PH-4 - 5970 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11886385  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$850,000  
 List PPSF: \$669  
 Valuated Price: \$850,000  
 Valuated PPSF: \$669

*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.*

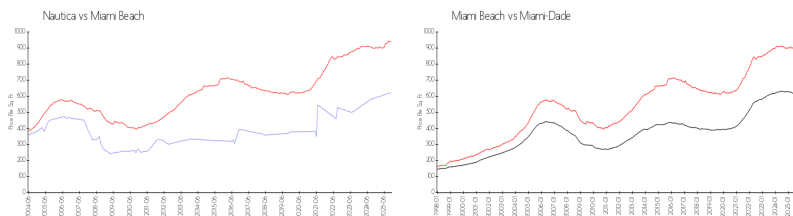
## Building Information

Number of units: 33  
 Number of active listings for rent: 2  
 Number of active listings for sale: 3  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 3  
 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
408	1,300 sq ft	Nov 2025	\$725,000	\$558
301	1,440 sq ft	Aug 2025	\$850,000	\$590
308	1,300 sq ft	Mar 2025	\$730,000	\$562

## Market Information



Nautica:	\$621/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Nautica: 9%  
 Miami Beach: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Nautica: 99 days  
 Miami Beach: 94 days  
 Miami-Dade: 77 days

