

# Unit 209 - Regatta

209 - 6580 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11902022
Status:	Active
Size:	1,457 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$899,000
List PPSF:	\$617
Valuated Price:	\$905,000
Valuated PPSF:	\$621

*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.*

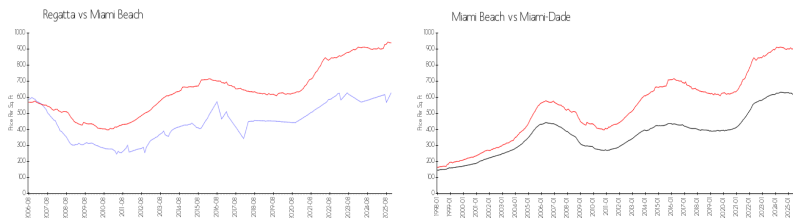
## Building Information

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	77 days

