

# Unit 612 - Valencia South Miami

612 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

## Unit Information

MLS Number: A11944824  
 Status: Active  
 Size: 1,010 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Garden View  
 Rental Price: \$3,050  
 List PPSF: \$3  
 Valuated Price: \$437,000  
 Valuated PPSF: \$433

*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: 294  
 Number of active listings for rent: 25  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

## Building Association Information

Valencia South Miami Condo Assoc, Inc.  
 (305) 662-4807

<https://www.valenciasouthmiamicondo.com/Management-Contacts~248565~18095.htm>

## Market Information



Valencia South Miami:	\$398/sq. ft.	South Miami:	\$398/sq. ft.
South Miami:	\$398/sq. ft.	Miami-Dade:	\$664/sq. ft.

## Inventory for Sale

Valencia South Miami: 2%  
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 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Valencia South Miami: 49 days  
 South Miami: 56 days  
 Miami-Dade: 79 days

