

# Unit PH 8 - Eden House

PH 8 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: F10450585  
 Status: Active  
 Size: 1,669 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Bay,Canal,Pool Area View  
 List Price: \$1,650,000  
 List PPSF: \$989  
 Valuated Price: \$1,628,000  
 Valuated PPSF: \$975

*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: 98  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

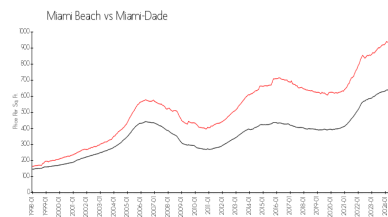
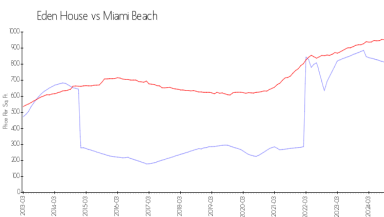
## Building Association Information

Eden House  
 6700 Indian Creek Dr,  
 Miami Beach, FL 33141  
 (786) 216-7147  
 Eden House Condo Association  
 Address 6700 Indian Creek Dr  
 Miami Beach, FL 33141-5780  
 Phone Number 305-864-1004

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	938 sq ft	Apr 2024	\$830,000	\$885
508	1,669 sq ft	Mar 2024	\$1,200,000	\$719
1405	942 sq ft	Feb 2024	\$834,200	\$886
PH6	938 sq ft	Jan 2024	\$905,000	\$965
1507	1,304 sq ft	Jan 2024	\$1,380,000	\$1,058

## Market Information



Eden House: \$812/sq. ft.  
 Miami Beach: \$951/sq. ft.

Miami Beach: \$951/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Eden House: 9%  
 Miami Beach: 5%



Miami-Dade 4%

**Avg. Time to Close Over Last 12 Months**

Eden House	63 days
Miami Beach	102 days
Miami-Dade	86 days