

Unit 550 - Valencia South Miami

550 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

Unit Information

MLS Number:	RX-10993811
Status:	Active Under Contract
Size:	1,164 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Garage - Building
View:	
List Price:	\$480,000
List PPSF:	\$412
Valuated Price:	\$464,000
Valuated PPSF:	\$399

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:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

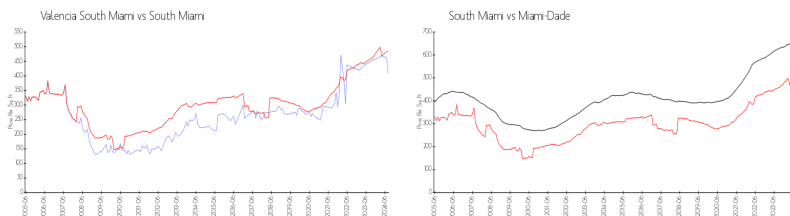
Valencia South Miami Condo Assoc, Inc.
(305) 662-4807

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
555	652 sq ft	Jul 2024	\$325,000	\$498
155	652 sq ft	May 2024	\$349,900	\$537
622	720 sq ft	May 2024	\$325,000	\$451

Market Information



Valencia South Miami:	\$409/sq. ft.	South Miami:	\$482/sq. ft.
South Miami:	\$482/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Valencia South Miami	3%
South Miami	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Valencia South Miami	14 days
South Miami	36 days

