

Unit 550 - Valencia South Miami

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

Unit Information

MLS Number:	RX-10993811
Status:	Active
Size:	1,164 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Garage - Building
View:	
List Price:	\$510,000
List PPSF:	\$438
Valuated Price:	\$529,000
Valuated PPSF:	\$454

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:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

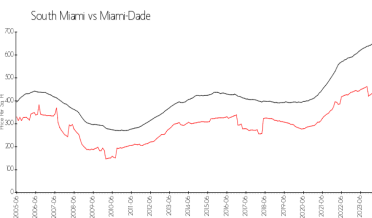
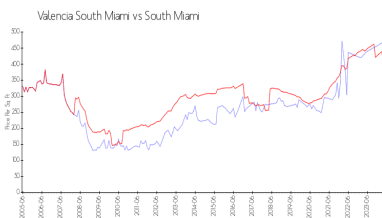
Valencia South Miami Condo Assoc, Inc.
(305) 662-4807

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
155	652 sq ft	May 2024	\$349,900	\$537
622	720 sq ft	May 2024	\$325,000	\$451
425	652 sq ft	Aug 2023	\$310,000	\$475
451	1,164 sq ft	Jul 2023	\$480,000	\$412

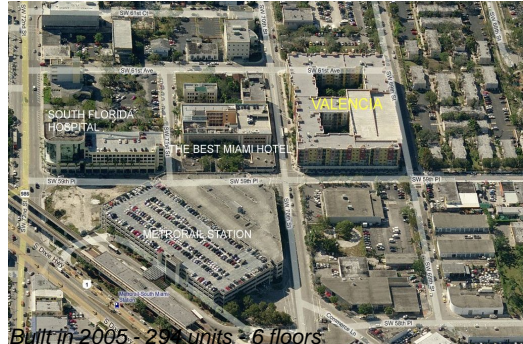
Market Information



Valencia South Miami:	\$466/sq. ft.	South Miami:	\$364/sq. ft.
South Miami:	\$364/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Valencia South Miami	1%
South Miami	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Valencia South Miami	26 days
South Miami	30 days
Miami-Dade	82 days