

Unit 408 - Peloro

408 - 6620 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11439009
Status:	Active
Size:	1,175 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,199,000
List PPSF:	\$1,020
Valuated Price:	\$1,021,000
Valuated PPSF:	\$869

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

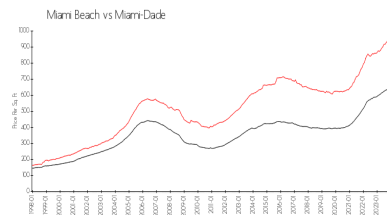
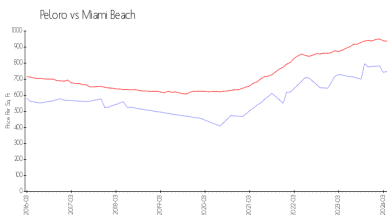
Peloro
 Address: 1653 Collins Ave,
 Miami Beach, FL 33139,
 Phone: +1 786-383-1553

<http://www.sflamgt.com/peloro/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,155 sq ft	May 2024	\$830,000	\$719
209	1,143 sq ft	Mar 2024	\$820,000	\$717
111	1,540 sq ft	Mar 2024	\$1,325,000	\$860
518	747 sq ft	Feb 2024	\$490,000	\$656
304	642 sq ft	Nov 2023	\$450,000	\$701

Market Information



Peloro:	\$748/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Peloro	8%
Miami Beach	4%



Built in 2016 - 114 units, 16 floors

Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Peloro	97 days
Miami Beach	97 days
Miami-Dade	81 days