

# Unit 1104 - Sterling

1104 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11462422
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$774,990
List PPSF:	\$657
Valuated Price:	\$744,000
Valuated PPSF:	\$631

*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:	184
Number of active listings for rent:	6
Number of active listings for sale:	14
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

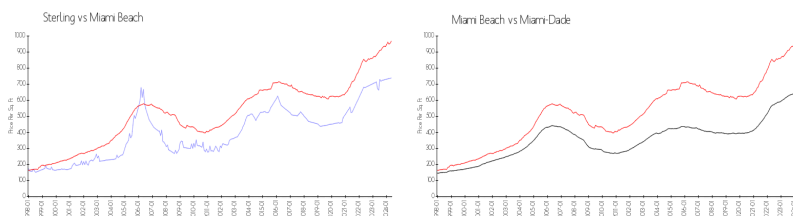
## Building Association Information

Sterling Condominium  
(305) 864-0729

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1210	1,180 sq ft	May 2024	\$1,085,000	\$919
2107	1,020 sq ft	Aug 2023	\$771,500	\$756
1802	1,510 sq ft	Aug 2023	\$995,000	\$659
2206	2,380 sq ft	Aug 2023	\$1,300,000	\$546
1706	1,190 sq ft	Jul 2023	\$785,000	\$660

## Market Information



Sterling:	\$739/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Sterling	8%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Sterling  
Miami Beach  
Miami-Dade

47 days  
97 days  
81 days