

Unit 112 - Peloro

112 - 6620 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11520106
 Status: Active
 Size: 1,135 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Guest Parking, Valet Parking
 View:
 List Price: \$775,000
 List PPSF: \$683
 Valuated Price: \$854,000
 Valuated PPSF: \$752

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

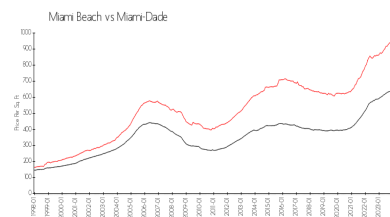
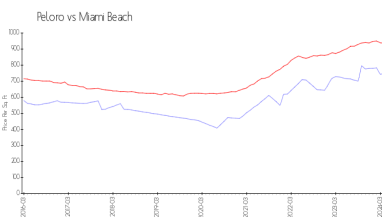
Peloro
 Address: 1653 Collins Ave,
 Miami Beach, FL 33139,
 Phone: +1 786-383-1553

<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%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

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