

# Unit 1607 - Sterling

1607 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11529692  
 Status: Active Under Contract  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$779,000  
 List PPSF: \$764  
 Valuated Price: \$777,000  
 Valuated PPSF: \$762

*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: 0  
 Number of sales over the last 3 months: 0

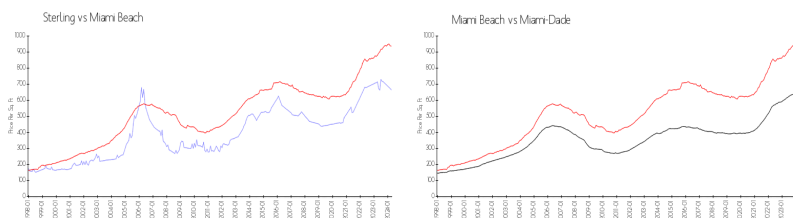
## Building Association Information

Sterling Condominium  
 (305) 864-0729

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 410    | 1,180 sq ft | Jun 2023     | \$900,000   | \$763 |

## Market Information



Sterling: \$665/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$695/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

67 days  
97 days  
81 days