

# Unit 707 - Sterling

707 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11532622  
 Status: Active  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Guest Parking,Parking-Under Building  
 View:  
 List Price: \$680,000  
 List PPSF: \$667  
 Valuated Price: \$711,000  
 Valuated PPSF: \$697

*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: 15  
 Building inventory for sale: 8%  
 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

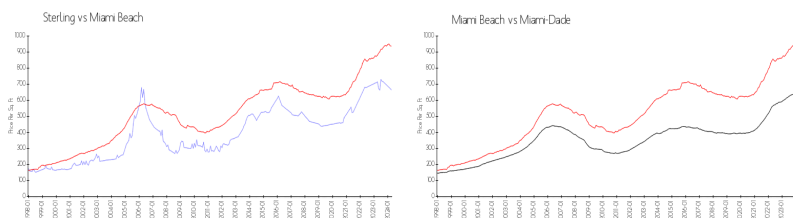
## Building Association Information

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: \$694/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