

Unit PH 8 - Eden House

PH 8 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11537932
 Status: Active
 Size: 1,669 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Guest Parking, Space Rented
 View:
 List Price: \$1,670,000
 List PPSF: \$1,001
 Valuated Price: \$1,628,000
 Valuated PPSF: \$975

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: 98
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

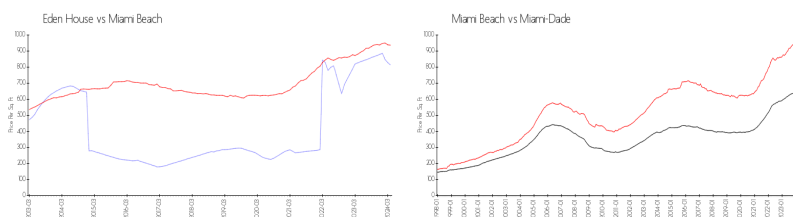
Building Association Information

Eden House
 6700 Indian Creek Dr,
 Miami Beach, FL 33141
 (786) 216-7147
 Eden House Condo Association
 Address 6700 Indian Creek Dr
 Miami Beach, FL 33141-5780
 Phone Number 305-864-1004

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	938 sq ft	Apr 2024	\$830,000	\$885
508	1,669 sq ft	Mar 2024	\$1,200,000	\$719
1405	942 sq ft	Feb 2024	\$834,200	\$886
PH6	938 sq ft	Jan 2024	\$905,000	\$965
1507	1,304 sq ft	Jan 2024	\$1,380,000	\$1,058

Market Information



Eden House: \$813/sq. ft. Miami Beach: \$937/sq. ft.
 Miami Beach: \$937/sq. ft. Miami-Dade: \$695/sq. ft.

Inventory for Sale



Eden House	6%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Eden House	63 days
Miami Beach	97 days
Miami-Dade	81 days