

Unit 1618 - Baltus House

1618 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11454341
Status:	Active
Size:	951 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$628,000
List PPSF:	\$660
Valuated Price:	\$640,000
Valuated PPSF:	\$673

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:	167
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

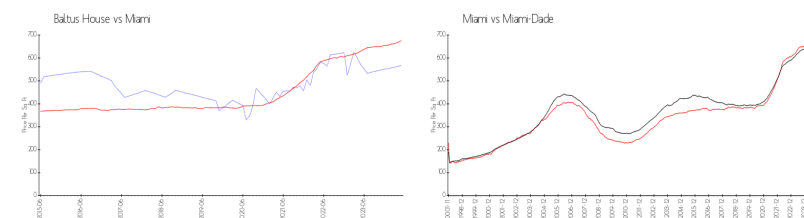
Building Association Information

Baltus House Condo Association
4250 Biscayne Blvd Miami FL 33137
Phone Number 786-646-9696

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	472 sq ft	May 2024	\$313,000	\$663
1011	648 sq ft	May 2024	\$410,000	\$633
510	472 sq ft	Mar 2024	\$300,000	\$636
1507	747 sq ft	Feb 2024	\$460,000	\$616
512	640 sq ft	Dec 2023	\$410,000	\$641
1511	648 sq ft	Dec 2023	\$430,000	\$664

Market Information

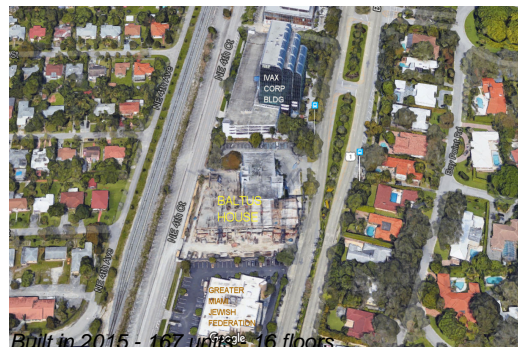


Baltus House: \$568/sq. ft.
Miami: \$675/sq. ft.

Miami: \$675/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Baltus House	9%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Baltus House	83 days
Miami	83 days
Miami-Dade	81 days