

# Unit PH2 - City 24

PH2 - 380 NE 24 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11548323  
 Status: Active  
 Size: 1,352 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$799,000  
 List PPSF: \$591  
 Valuated Price: \$759,000  
 Valuated PPSF: \$561

*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: 119  
 Number of active listings for rent: 5  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

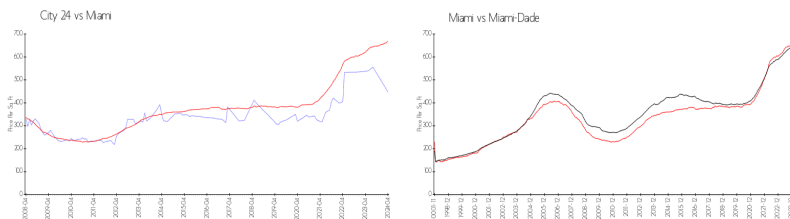
## Building Association Information

City 24 Condo Miami Condo Association  
 2347 Biscayne Boulevard Miami, FL 33137  
 (305) 438-1433

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	659 sq ft	Jan 2024	\$367,500	\$558
613	679 sq ft	Dec 2023	\$365,000	\$538
1005	1,036 sq ft	Aug 2023	\$520,000	\$502
1008	948 sq ft	Jun 2023	\$470,000	\$496
513	679 sq ft	Jun 2023	\$359,000	\$529

## Market Information

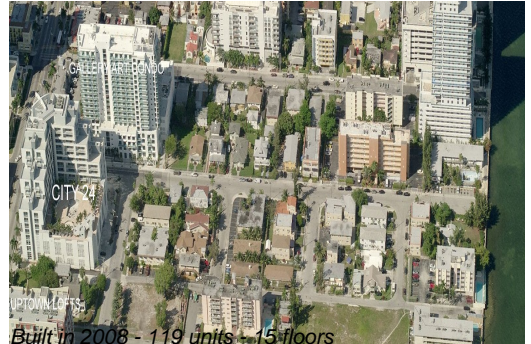


City 24: \$448/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

City 24: 3%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



City 24  
Miami  
Miami-Dade

37 days  
84 days  
81 days