

# Unit 1504 - Onyx

1504 - 665 NE 25 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11550623
Status:	Active
Size:	1,237 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$890,000
List PPSF:	\$719
Valuated Price:	\$721,000
Valuated PPSF:	\$583

*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.*

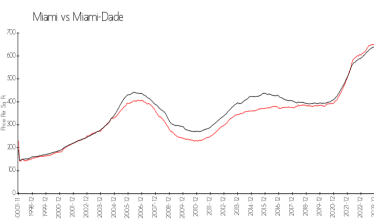
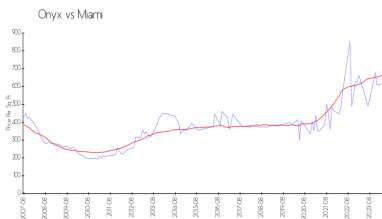
## Building Information

Number of units:	118
Number of active listings for rent:	10
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	886 sq ft	May 2024	\$535,000	\$604
1001	1,508 sq ft	Mar 2024	\$850,000	\$564
2301	1,508 sq ft	Feb 2024	\$835,000	\$554
403	996 sq ft	Dec 2023	\$565,000	\$567
1503	1,285 sq ft	Nov 2023	\$840,000	\$654
2402	942 sq ft	Nov 2023	\$635,000	\$674

## Market Information



Onyx:	\$622/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Onyx	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Onyx	94 days
Miami	83 days
Miami-Dade	81 days



Built in 2007 - 118 units - 27 floors