

Unit 501 - Baltus House

501 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11340763
 Status: Active
 Size: 1,062 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$610,000
 List PPSF: \$574
 Valuated Price: \$564,000
 Valuated PPSF: \$531

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: 14
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

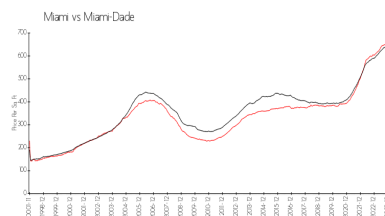
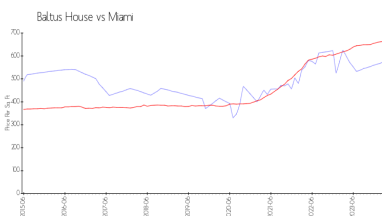
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 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 |
| 810 | 472 sq ft | Nov 2023 | \$285,000 | \$604 |

Market Information



Baltus House: \$574/sq. ft.
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Baltus House 8%
 Miami 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Baltus House | 82 days |
| Miami | 84 days |
| Miami-Dade | 81 days |