

Unit 8W - palm Bay Towers

8W - 720 NE 69 St, Miami, FL, Miami-Dade 33138

Unit Information

MLS Number:	A11392717
Status:	Active
Size:	1,763 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Other Parking,Valet Parking
View:	
List Price:	\$535,000
List PPSF:	\$303
Valuated Price:	\$456,000
Valuated PPSF:	\$259

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:	66
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

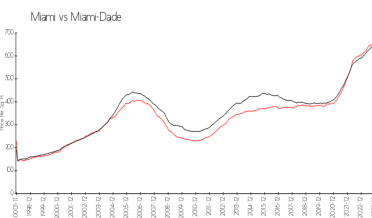
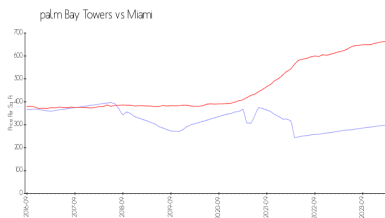
Building Association Information

Palm Bay Towers
 720 NE 69th St
 Miami, FL 33138
 (305) 754-0795
 (305) 751-3700

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10N	2,957 sq ft	Apr 2024	\$550,000	\$186
22N	2,957 sq ft	Jun 2023	\$1,000,000	\$338
21W	5,289 sq ft	Jun 2023	\$1,350,000	\$255
24N	2,957 sq ft	Jun 2023	\$830,000	\$281
17W	1,763 sq ft	May 2023	\$487,500	\$277

Market Information

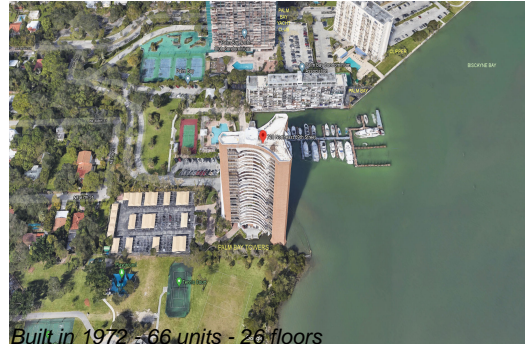


palm Bay Towers: \$300/sq. ft.
 Miami: \$665/sq. ft.

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

Inventory for Sale

palm Bay Towers	2%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

palm Bay Towers	122 days
Miami	84 days
Miami-Dade	81 days