

# Unit 1602 - Onyx

1602 - 665 NE 25 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11412901
Status:	Active
Size:	942 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,050,000
List PPSF:	\$1,115
Valuated Price:	\$760,000
Valuated PPSF:	\$807

*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.*

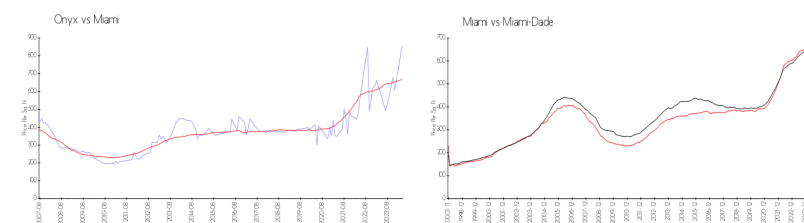
## Building Information

Number of units:	118
Number of active listings for rent:	10
Number of active listings for sale:	3
Building inventory for sale:	2%
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
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:	\$853/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Onyx	3%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Onyx	106 days
Miami	84 days
Miami-Dade	81 days



Built in 2007 - 118 units - 27 floors