

Unit LPH 19 - One Miami

LPH 19 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11434068
 Status: Active
 Size: 1,227 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Guest Parking, Valet Parking
 View:
 List Price: \$790,000
 List PPSF: \$644
 Valuated Price: \$854,000
 Valuated PPSF: \$696

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: 890
 Number of active listings for rent: 56
 Number of active listings for sale: 50
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 32
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 4

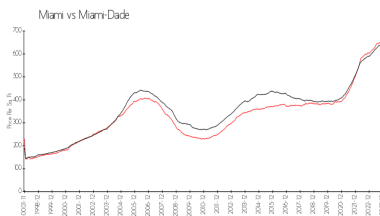
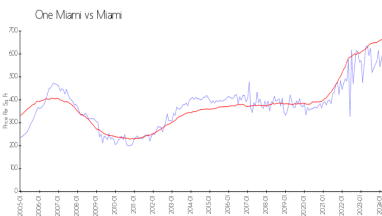
Building Association Information

One Miami Master Association
 (786) 425-1515

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2312 | 1,416 sq ft | Apr 2024 | \$840,000 | \$593 |
| 3012 | 1,416 sq ft | Mar 2024 | \$825,000 | \$583 |
| 3114 | 1,105 sq ft | Mar 2024 | \$596,250 | \$540 |
| UPH22 | 1,169 sq ft | Mar 2024 | \$740,000 | \$633 |
| 3702 | 846 sq ft | Jan 2024 | \$495,000 | \$585 |
| LPH-01 | 1,145 sq ft | Jan 2024 | \$696,000 | \$608 |

Market Information



One Miami: \$611/sq. ft.
 Miami: \$665/sq. ft.

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

Inventory for Sale

One Miami: 6%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| One Miami | 75 days |
| Miami | 84 days |
| Miami-Dade | 81 days |