

Unit 2606 - Blue

2606 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11441042
 Status: Active
 Size: 1,158 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$680,000
 List PPSF: \$587
 Valuated Price: \$750,000
 Valuated PPSF: \$648

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: 330
 Number of active listings for rent: 8
 Number of active listings for sale: 17
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

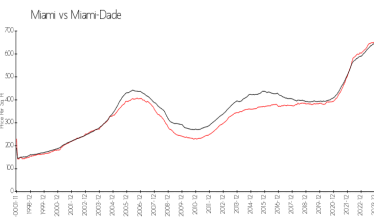
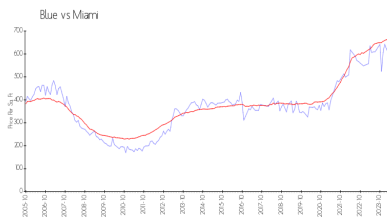
Building Association Information

Blue condominium association inc
 (786) 279-2583

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 911 | 773 sq ft | Apr 2024 | \$441,001 | \$571 |
| 3512 | 2,841 sq ft | Feb 2024 | \$2,300,000 | \$810 |
| 2004 | 1,158 sq ft | Jan 2024 | \$640,000 | \$553 |
| 3208 | 761 sq ft | Jan 2024 | \$550,000 | \$723 |
| 709 | 1,158 sq ft | Jan 2024 | \$619,900 | \$535 |

Market Information

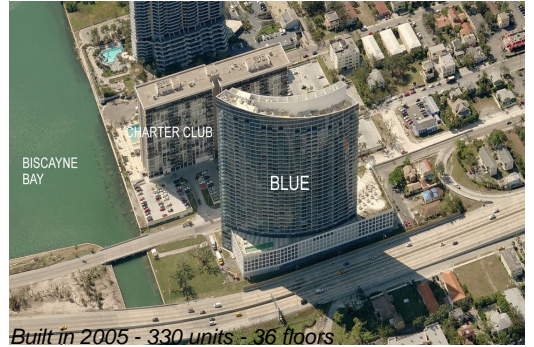


Blue: \$607/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Blue: 5%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Blue
Miami
Miami-Dade

80 days
84 days
81 days