

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:	\$751,000
Valuated PPSF:	\$649

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:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

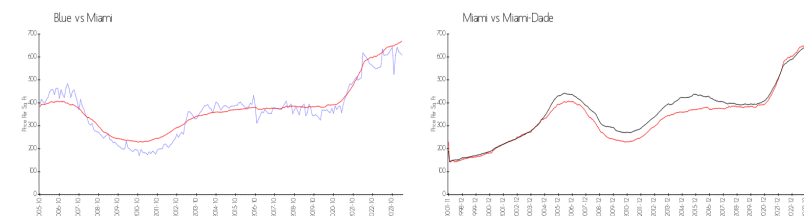
Building Association Information

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

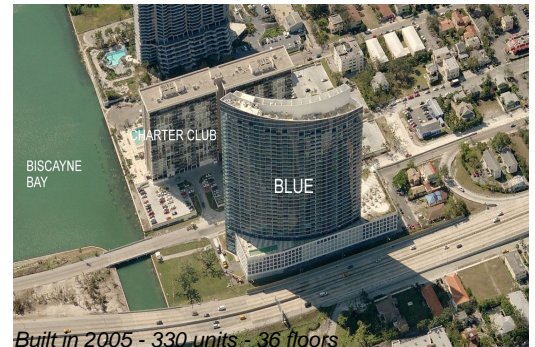


Blue:	\$608/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Blue	5%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Blue
Miami
Miami-Dade

78 days
84 days
81 days