

# Unit 1011 - Baltus House

1011 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11458657
Status:	Pending
Size:	648 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$429,999
List PPSF:	\$664
Valuated Price:	\$336,000
Valuated PPSF:	\$519

*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:	167
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	8%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

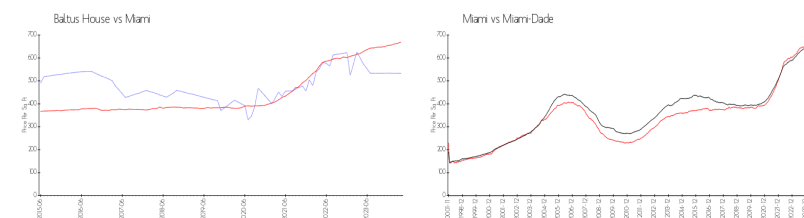
## Building Association Information

Baltus House Condo Association  
4250 Biscayne Blvd Miami FL 33137  
Phone Number 786-646-9696

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510	472 sq ft	Mar 2024	\$300,000	\$636
1507	747 sq ft	Feb 2024	\$460,000	\$616
512	640 sq ft	Dec 2023	\$410,000	\$641
1511	648 sq ft	Dec 2023	\$430,000	\$664
810	472 sq ft	Nov 2023	\$285,000	\$604

## Market Information

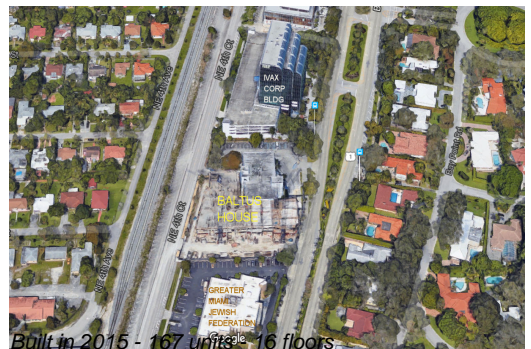


Baltus House: \$532/sq. ft.  
Miami: \$669/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Baltus House	8%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Baltus House	71 days
Miami	84 days
Miami-Dade	81 days