

Unit PH2F - New Wave

PH2F - 725 NE 22 St, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|-----------------------------------|
| MLS Number: | A11459496 |
| Status: | Active |
| Size: | 1,400 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | |
| List Price: | \$1,300,000 |
| List PPSF: | \$929 |
| Valuated Price: | \$1,090,000 |
| Valuated PPSF: | \$779 |

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

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|--|----|
| Number of units: | 78 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 1 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

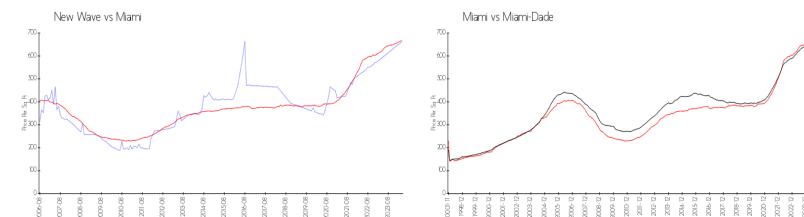
Building Association Information

New Wave Condominiums
(305) 572-9149

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 11C | 950 sq ft | Apr 2024 | \$510,000 | \$537 |

Market Information



| | | | |
|-----------|---------------|-------------|---------------|
| New Wave: | \$662/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|------------|----|
| New Wave | 4% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

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|------------|----------|
| New Wave | 181 days |
| Miami | 84 days |
| Miami-Dade | 81 days |

