

# Unit 1515 - Baltus House

1515 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11461770
Status:	Active
Size:	640 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$460,000
List PPSF:	\$719
Valuated Price:	\$376,000
Valuated PPSF:	\$588

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:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

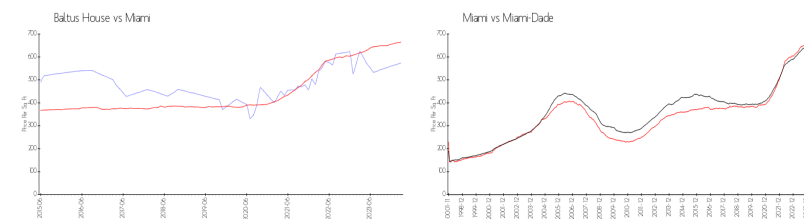
## Building Association Information

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:	\$574/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Baltus House  
Miami  
Miami-Dade

82 days  
84 days  
81 days