

# Unit B306 - Nirvana 3

B306 - 750 NE 64 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11466874  
 Status: Active  
 Size: 723 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Open Space Parking  
 View:  
 List Price: \$358,000  
 List PPSF: \$495  
 Valuated Price: \$340,000  
 Valuated PPSF: \$470

*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: 85  
 Number of active listings for rent: 6  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

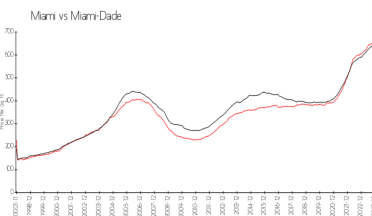
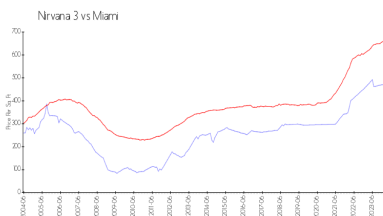
Nirvana Condominium No. Three Association, Inc. (Building B)  
 305-759-8090

[http://nirvanacondos.net/modules.php?name=Content\\_Public&pa=showpage&pid=4](http://nirvanacondos.net/modules.php?name=Content_Public&pa=showpage&pid=4)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
B406	723 sq ft	Apr 2024	\$353,000	\$488
B114	741 sq ft	Jan 2024	\$320,000	\$432
B211	926 sq ft	Jul 2023	\$377,000	\$407
B111	926 sq ft	Jun 2023	\$397,000	\$429

## Market Information



Nirvana 3: \$460/sq. ft.  
 Miami: \$665/sq. ft.

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

## Inventory for Sale

Nirvana 3: 2%  
 Miami: 4%  
 Miami-Dade: 3%



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

Nirvana 3	47 days
Miami	84 days
Miami-Dade	81 days