

# 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:	\$355,000
Valuated PPSF:	\$491

*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

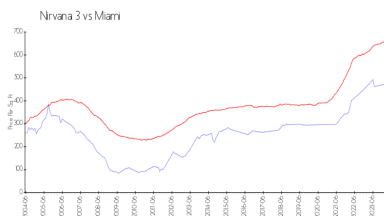
Nirvana Condominium No. Three Association, Inc. (Building B)  
305-759-8090

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

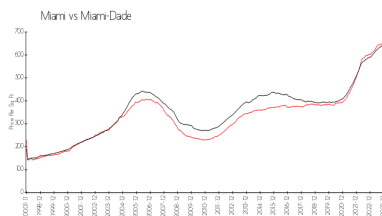
## Recent Sales

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: \$480/sq. ft.  
Miami: \$669/sq. ft.



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