

Unit 1703 - Mint Riverfront

1703 - 92 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11479298
Status:	Pending
Size:	1,235 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$667,000
List PPSF:	\$540
Valuated Price:	\$631,000
Valuated PPSF:	\$511

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:	530
Number of active listings for rent:	43
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

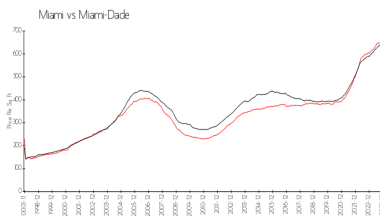
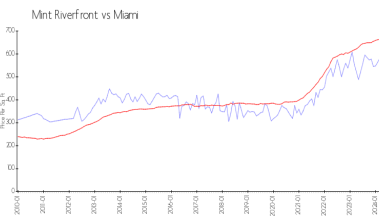
Building Association Information

Mint Condo Association
 92 SW 3rd St, Miami, FL 33130
 (305) 961-1620

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4007	789 sq ft	Apr 2024	\$447,000	\$567
510	1,508 sq ft	Mar 2024	\$825,000	\$547
4705	1,340 sq ft	Mar 2024	\$774,000	\$578
1206	930 sq ft	Mar 2024	\$510,000	\$548
4005	1,340 sq ft	Feb 2024	\$710,000	\$530
1604	1,121 sq ft	Feb 2024	\$560,000	\$500

Market Information



Mint Riverfront:	\$581/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Mint Riverfront	2%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Mint Riverfront	116 days
Miami	84 days
Miami-Dade	81 days