

Unit 4610 - Mint Riverfront

4610 - 92 SW 3 St, Miami, FL, Miami-Dade 33130

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11494849 |
| Status: | Active |
| Size: | 1,389 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$780,000 |
| List PPSF: | \$562 |
| Valuated Price: | \$721,000 |
| Valuated PPSF: | \$519 |

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: | 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: | 9 |
| Number of sales over the last 3 months: | 6 |

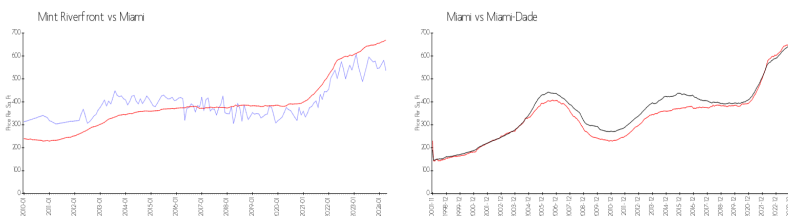
Building Association Information

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: \$536/sq. ft.
Miami: \$669/sq. ft.

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