

# Unit 804 - Blue

804 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11501863  
 Status: Active  
 Size: 1,158 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View:  
 List Price: \$665,000  
 List PPSF: \$574  
 Valuated Price: \$561,000  
 Valuated PPSF: \$484

*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: 330  
 Number of active listings for rent: 8  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

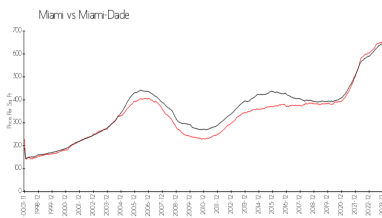
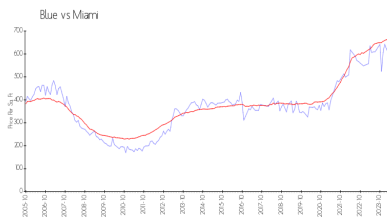
## Building Association Information

Blue condominium association inc  
 (786) 279-2583

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	773 sq ft	Apr 2024	\$441,001	\$571
3512	2,841 sq ft	Feb 2024	\$2,300,000	\$810
2004	1,158 sq ft	Jan 2024	\$640,000	\$553
3208	761 sq ft	Jan 2024	\$550,000	\$723
709	1,158 sq ft	Jan 2024	\$619,900	\$535

## Market Information

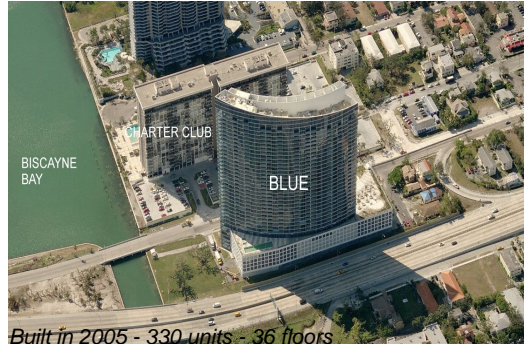


Blue: \$607/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Blue: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Blue  
Miami  
Miami-Dade

80 days  
84 days  
81 days