

# Unit 503 - Ios on the Bay

503 - 720 NE 62 St, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number: A11502813  
 Status: Active Under Contract  
 Size: 1,179 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$890,000  
 List PPSF: \$755  
 Valuated Price: \$956,000  
 Valuated PPSF: \$811

*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: 43  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

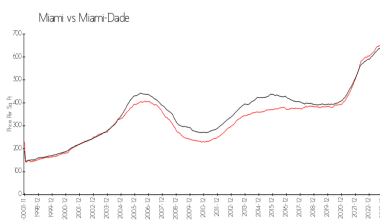
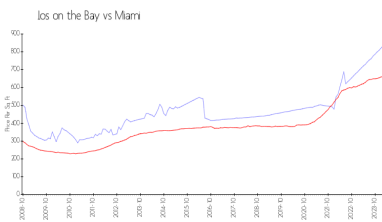
## Building Association Information

Ios on the Bay Condominium  
 (305) 751-9030 & (305) 758-8311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,230 sq ft	Dec 2023	\$925,000	\$752
201	1,163 sq ft	Aug 2023	\$840,000	\$722
413	1,691 sq ft	May 2023	\$1,100,000	\$651

## Market Information



Ios on the Bay: \$843/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Ios on the Bay: 7%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Ios on the Bay: 30 days  
 Miami: 84 days



