

# Unit UPH-02 - One Miami

UPH-02 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11518852                |
| Status:         | Active                   |
| Size:           | 846 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$550,000                |
| List PPSF:      | \$650                    |
| Valuated Price: | \$457,000                |
| Valuated PPSF:  | \$540                    |

*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:                         | 890 |
| Number of active listings for rent:      | 56  |
| Number of active listings for sale:      | 50  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 32  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 4   |

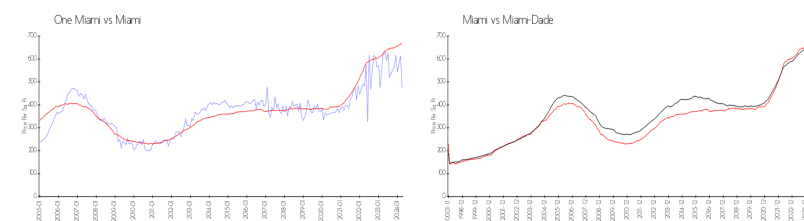
## Building Association Information

One Miami Master Association  
(786) 425-1515

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2312   | 1,416 sq ft | Apr 2024     | \$840,000  | \$593 |
| 3012   | 1,416 sq ft | Mar 2024     | \$825,000  | \$583 |
| 3114   | 1,105 sq ft | Mar 2024     | \$596,250  | \$540 |
| UPH22  | 1,169 sq ft | Mar 2024     | \$740,000  | \$633 |
| 3702   | 846 sq ft   | Jan 2024     | \$495,000  | \$585 |
| LPH-01 | 1,145 sq ft | Jan 2024     | \$696,000  | \$608 |

## Market Information



|            |               |             |               |
|------------|---------------|-------------|---------------|
| One Miami: | \$475/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:     | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| One Miami  | 6% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months



One Miami  
Miami  
Miami-Dade

75 days  
84 days  
81 days