

# Unit 3801 - One Miami

3801 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11520384
Status:	Active
Size:	1,145 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$1,400,000
List PPSF:	\$1,223
Valuated Price:	\$583,000
Valuated PPSF:	\$509

*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

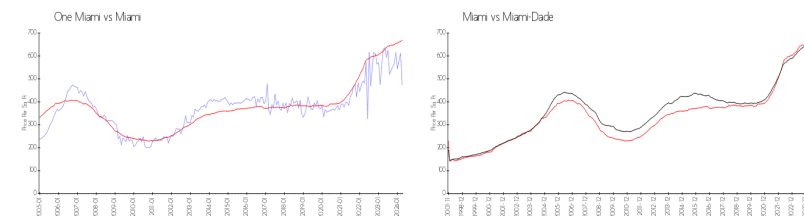
## Building Association Information

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.

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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	75 days
Miami	84 days
Miami-Dade	81 days