

Unit 1108 - One Miami

1108 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11523154 |
| Status: | Active |
| Size: | 1,169 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$615,000 |
| List PPSF: | \$526 |
| Valuated Price: | \$428,000 |
| Valuated PPSF: | \$366 |

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: | 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 |

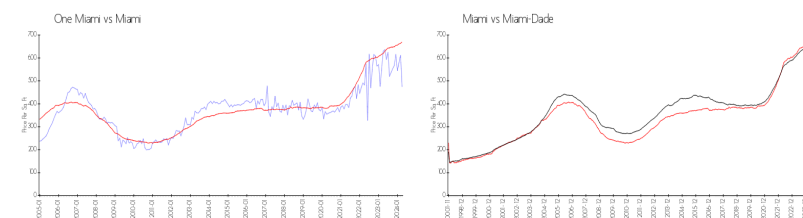
Building Association Information

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 | 75 days |
| Miami | 84 days |
| Miami-Dade | 81 days |