

Unit PHI11 - Neo Vertika

PHI11 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11524487
 Status: Pending
 Size: 1,255 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$630,000
 List PPSF: \$502
 Valuated Price: \$717,000
 Valuated PPSF: \$571

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: 443
 Number of active listings for rent: 25
 Number of active listings for sale: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 8

Building Association Information

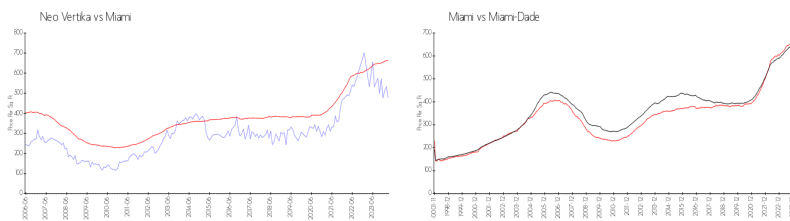
Neo Vertika Condo Association
 (786) 623-2250 & neovertika@miamimangement.com

<http://myvertika.wordpress.com/about/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2123	638 sq ft	Apr 2024	\$370,000	\$580
PHI14	1,255 sq ft	Apr 2024	\$649,900	\$518
1904	795 sq ft	Apr 2024	\$400,000	\$503
3109	1,255 sq ft	Mar 2024	\$600,000	\$478
1013	795 sq ft	Mar 2024	\$435,000	\$547
3120	1,255 sq ft	Mar 2024	\$480,000	\$382

Market Information



Neo Vertika: \$478/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Neo Vertika 3%
 Miami 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Neo Vertika

67 days

Miami

84 days

Miami-Dade

81 days