

# 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:	\$766,000
Valuated PPSF:	\$610

*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:	13
Number of sales over the last 3 months:	8

## Building Association Information

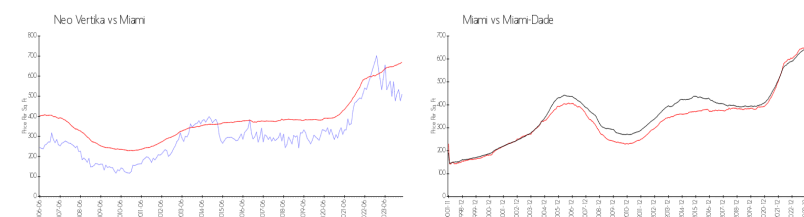
Neo Vertika Condo Association  
(786) 623-2250 & neovertika@miamimmanagement.com

<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:	\$510/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Neo Vertika	3%
Miami	4%



Built in 2006 - 443 units - 36 floors

Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Neo Vertika	67 days
Miami	84 days
Miami-Dade	81 days