

Unit 2306 - Fortune House

2306 - 185 SE 14 Ter, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11526079
Status:	Active
Size:	930 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$480,000
List PPSF:	\$516
Valuated Price:	\$517,000
Valuated PPSF:	\$556

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:	296
Number of active listings for rent:	30
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

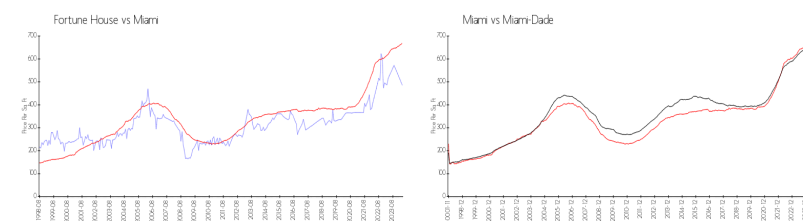
Building Association Information

Fortune House Condo Association
(305) 374-5959

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1711	640 sq ft	Dec 2023	\$300,000	\$469
909	600 sq ft	Oct 2023	\$335,000	\$558
2602	650 sq ft	Sep 2023	\$365,000	\$562
1908	930 sq ft	Jun 2023	\$505,000	\$543
1607	930 sq ft	Jun 2023	\$470,000	\$505

Market Information

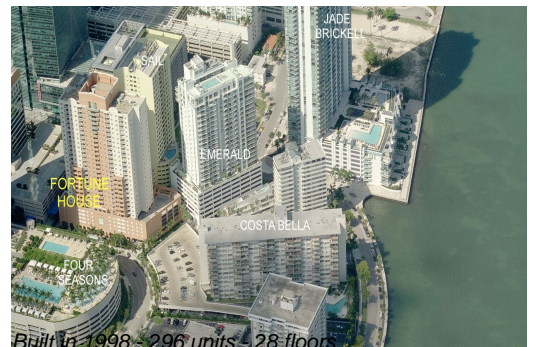


Fortune House:	\$486/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Fortune House	2%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Built in 1998 - 296 units - 28 floors

Fortune House	15 days
Miami	84 days
Miami-Dade	81 days