

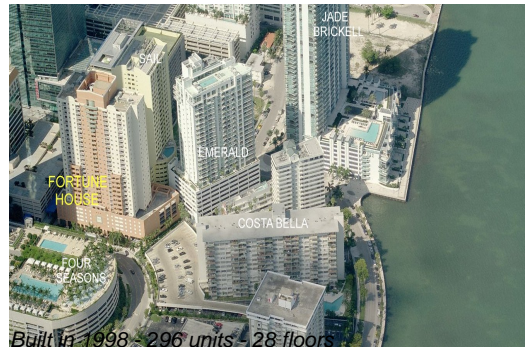
# Unit 2306 - Fortune House

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: \$516,000  
 Valuated PPSF: \$555

*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

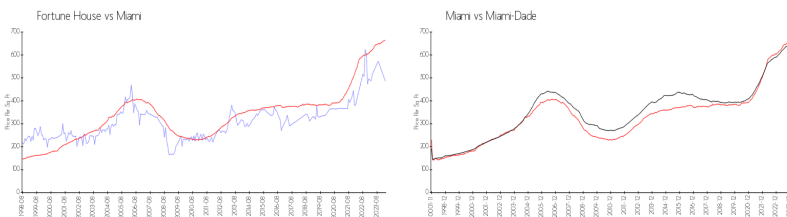
## Building Association Information

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

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Fortune House  
Miami  
Miami-Dade

15 days  
84 days  
81 days