

# Unit 411 - Marina Blue

411 - 888 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11532219  
 Status: Active  
 Size: 845 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$640,000  
 List PPSF: \$757  
 Valuated Price: \$383,000  
 Valuated PPSF: \$453

*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: 514  
 Number of active listings for rent: 36  
 Number of active listings for sale: 10  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

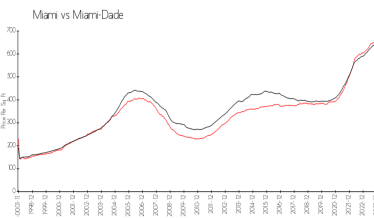
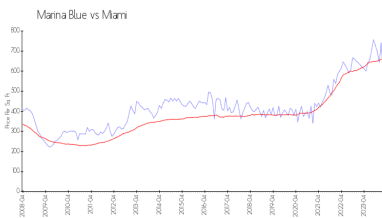
## Building Association Information

Marina Blue Condominium  
 (305) 347-5340

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4809	1,754 sq ft	Apr 2024	\$1,270,000	\$724
4104	1,208 sq ft	Apr 2024	\$725,000	\$600
1804	1,208 sq ft	Apr 2024	\$715,000	\$592
3504	1,208 sq ft	Mar 2024	\$677,000	\$560
4209	1,323 sq ft	Feb 2024	\$825,000	\$624

## Market Information



Marina Blue:	\$587/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Marina Blue 2%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Marina Blue  
Miami  
Miami-Dade

87 days  
84 days  
81 days