

# Unit 2308 - Neo Vertika

2308 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11539784
Status:	Active
Size:	843 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$474,000
List PPSF:	\$562
Valuated Price:	\$423,000
Valuated PPSF:	\$502

*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

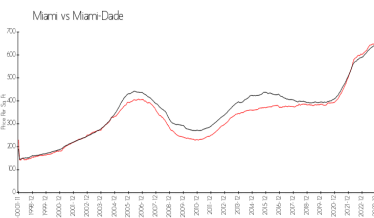
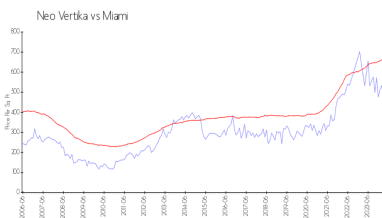
Neo Vertika Condo Association  
 (786) 623-2250 & neovertika@miamimangement.com

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