

Unit 307 - Ios on the Bay

307 - 720 NE 62 St, Miami, FL, Miami-Dade 33138

Unit Information

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|-----------------|-----------------------------------|
| MLS Number: | A11542831 |
| Status: | Active |
| Size: | 973 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View: | |
| List Price: | \$865,000 |
| List PPSF: | \$889 |
| Valuated Price: | \$700,000 |
| Valuated PPSF: | \$719 |

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

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| Number of units: | 43 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

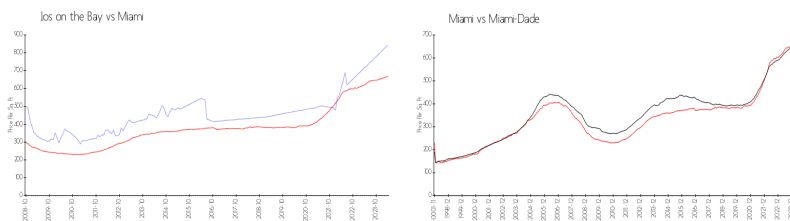
Building Association Information

Ios on the Bay Condominium
(305) 751-9030 & (305) 758-8311

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 306 | 1,230 sq ft | Dec 2023 | \$925,000 | \$752 |
| 201 | 1,163 sq ft | Aug 2023 | \$840,000 | \$722 |

Market Information



| | | | |
|-----------------|---------------|-------------|---------------|
| Ios on the Bay: | \$843/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

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|----------------|----|
| Ios on the Bay | 7% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| Ios on the Bay | 28 days |
| Miami | 84 days |
| Miami-Dade | 81 days |

