

# Unit 3502 - One Miami

3502 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11544942  
 Status: Active  
 Size: 846 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$494,000  
 List PPSF: \$584  
 Valuated Price: \$538,000  
 Valuated PPSF: \$636

*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: 890  
 Number of active listings for rent: 56  
 Number of active listings for sale: 50  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 32  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 4

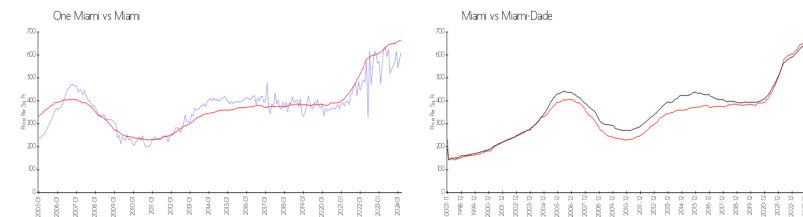
## Building Association Information

One Miami Master Association  
 (786) 425-1515

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2312   | 1,416 sq ft | Apr 2024     | \$840,000  | \$593 |
| 3012   | 1,416 sq ft | Mar 2024     | \$825,000  | \$583 |
| 3114   | 1,105 sq ft | Mar 2024     | \$596,250  | \$540 |
| UPH22  | 1,169 sq ft | Mar 2024     | \$740,000  | \$633 |
| 3702   | 846 sq ft   | Jan 2024     | \$495,000  | \$585 |
| LPH-01 | 1,145 sq ft | Jan 2024     | \$696,000  | \$608 |

## Market Information



One Miami: \$611/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

One Miami: 6%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



One Miami  
Miami  
Miami-Dade

75 days  
84 days  
81 days