

Unit L04PH7 - Midtown 4

L04PH7 - 3301 NE 1 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11544994
Status:	Active
Size:	3,234 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,650,000
List PPSF:	\$819
Valuated Price:	\$1,895,000
Valuated PPSF:	\$586

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:	392
Number of active listings for rent:	28
Number of active listings for sale:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

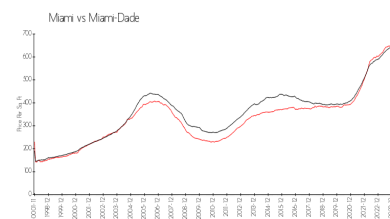
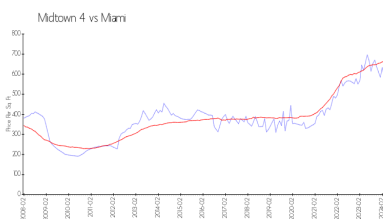
Building Association Information

Four Midtown Condo Association
(305) 438-1460

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2008	861 sq ft	Apr 2024	\$540,000	\$627
H1409	1,181 sq ft	Mar 2024	\$631,450	\$535
H1902	1,263 sq ft	Mar 2024	\$720,000	\$570
H2106	861 sq ft	Feb 2024	\$550,000	\$639
H1811	761 sq ft	Feb 2024	\$470,000	\$618
PH 7	2,129 sq ft	Feb 2024	\$1,720,000	\$808

Market Information

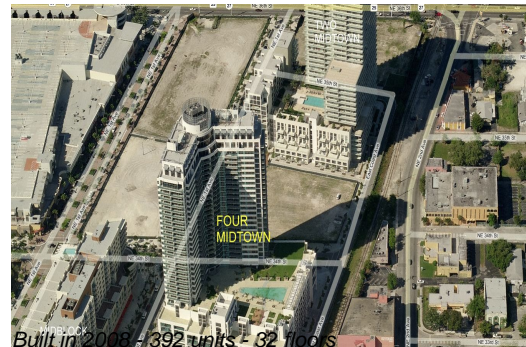


Midtown 4:	\$618/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Midtown 4	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Midtown 4	62 days
Miami	84 days
Miami-Dade	81 days