

# Unit 2509 - Blue

2509 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11549611
Status:	Active
Size:	1,158 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$810,000
List PPSF:	\$699
Valuated Price:	\$664,000
Valuated PPSF:	\$573

*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:	330
Number of active listings for rent:	8
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

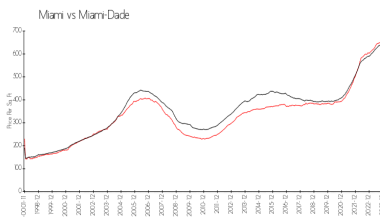
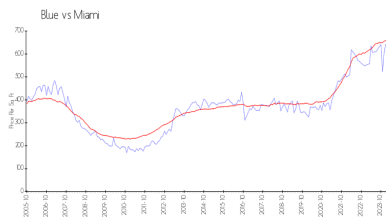
## Building Association Information

Blue condominium association inc  
(786) 279-2583

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	773 sq ft	Apr 2024	\$441,001	\$571
3512	2,841 sq ft	Feb 2024	\$2,300,000	\$810
2004	1,158 sq ft	Jan 2024	\$640,000	\$553
3208	761 sq ft	Jan 2024	\$550,000	\$723
709	1,158 sq ft	Jan 2024	\$619,900	\$535

## Market Information

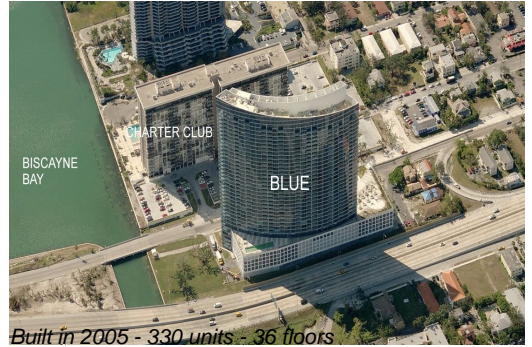


Blue:	\$607/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Blue	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Blue  
Miami  
Miami-Dade

80 days  
84 days  
81 days