

# Unit 304 - Flagler First

304 - 101 E Flagler St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11549868
Status:	Active Under Contract
Size:	863 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Street Parking
View:	
List Price:	\$370,000
List PPSF:	\$429
Valuated Price:	\$417,000
Valuated PPSF:	\$483

*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:	91
Number of active listings for rent:	7
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

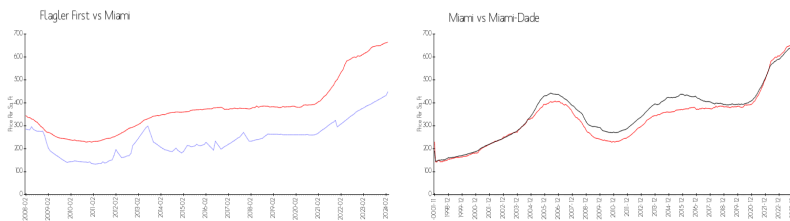
## Building Association Information

Flagler First Condominiums Inc  
(305) 579-0029

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510	774 sq ft	Apr 2024	\$260,000	\$336
709	787 sq ft	Apr 2024	\$365,000	\$464
303	754 sq ft	Feb 2024	\$295,000	\$391
907	623 sq ft	Feb 2024	\$273,000	\$438
1110	663 sq ft	Nov 2023	\$278,000	\$419

## Market Information

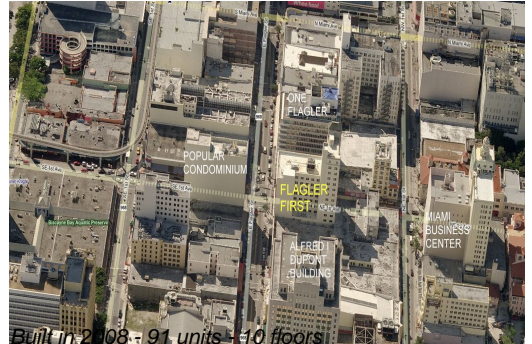


Flagler First:	\$449/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Flagler First	3%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Flagler First  
Miami  
Miami-Dade

40 days  
84 days  
81 days