

# Unit 816 - Midblock Miami

816 - 3250 NE 1 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11549879
Status:	Pending
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$670,000
List PPSF:	\$563
Valuated Price:	\$684,000
Valuated PPSF:	\$575

*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:	173
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	9%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

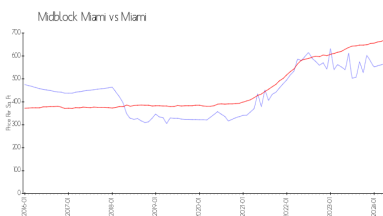
## Building Association Information

Midblock Miami  
Address: 3250 NE 1st Ave,  
Miami, FL 33137,  
Phone: +1 786-314-7806

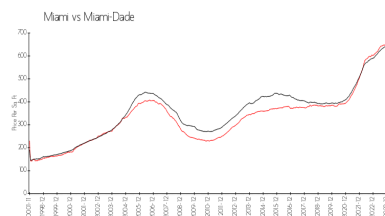
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715	1,606 sq ft	Apr 2024	\$741,000	\$461
552	1,269 sq ft	Jan 2024	\$775,000	\$611
319	1,141 sq ft	Jan 2024	\$617,000	\$541
322	1,505 sq ft	Jan 2024	\$650,000	\$432
1006	1,146 sq ft	Nov 2023	\$715,000	\$624

## Market Information



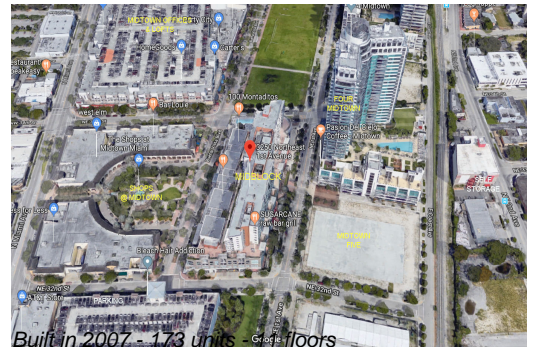
Midblock Miami: \$565/sq. ft.  
Miami: \$669/sq. ft.



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

## Inventory for Sale

Midblock Miami	10%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Midblock Miami	86 days
Miami	84 days
Miami-Dade	81 days