

# Unit 609 - 401 Blu

609 - 401 69 St, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11551317  
 Status: Active  
 Size: 922 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$325,000  
 List PPSF: \$352  
 Valuated Price: \$301,000  
 Valuated PPSF: \$326

*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: 206  
 Number of active listings for rent: 3  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

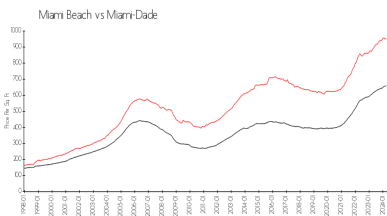
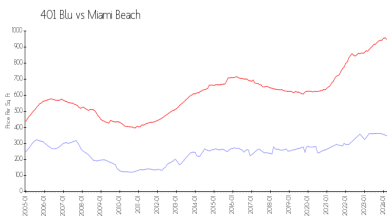
## Building Association Information

401 Blu of North Beach Condominium 401 69th St, Miami Beach, FL 33141  
 (305) 865-4823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-110	1,287 sq ft	Feb 2024	\$495,000	\$385
PH-100	1,287 sq ft	Feb 2024	\$500,000	\$389
200	1,287 sq ft	Feb 2024	\$400,000	\$311
709	922 sq ft	Nov 2023	\$322,000	\$349
1507	934 sq ft	Sep 2023	\$330,000	\$353

## Market Information

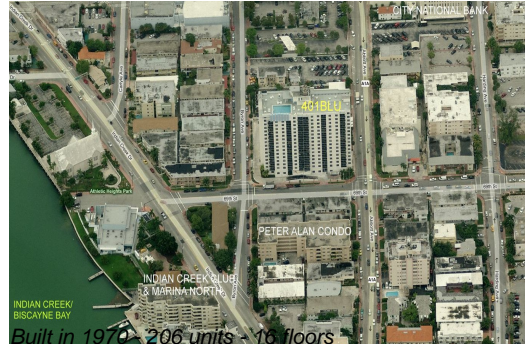


401 Blu: \$343/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

401 Blu: 1%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



401 Blu  
Miami Beach  
Miami-Dade

54 days  
98 days  
81 days