

Unit 2602 - Blue

2602 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11552088
 Status: Active
 Size: 1,125 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$725,000
 List PPSF: \$644
 Valuated Price: \$728,000
 Valuated PPSF: \$647

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

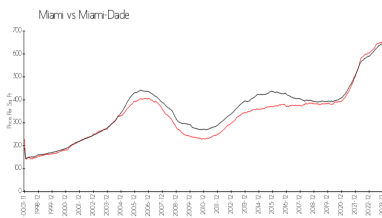
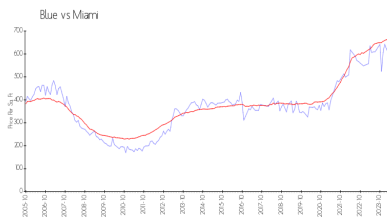
Building Association Information

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

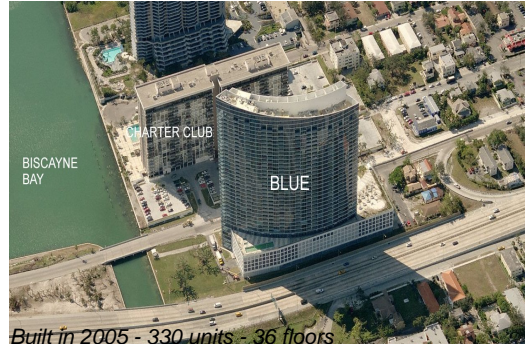


Blue: \$607/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

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