

# Unit 2705 - Neo Vertika

2705 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11553278  
 Status: Active  
 Size: 868 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$444,900  
 List PPSF: \$513  
 Valuated Price: \$424,000  
 Valuated PPSF: \$488

*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: 443  
 Number of active listings for rent: 25  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 8

## Building Association Information

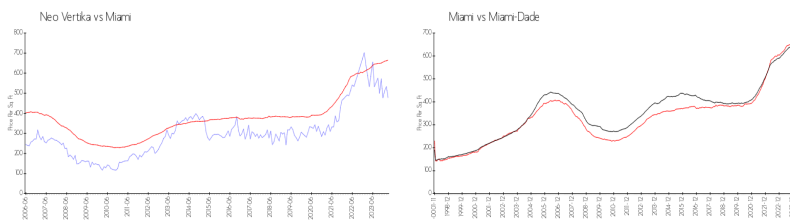
Neo Vertika Condo Association  
 (786) 623-2250 & neovertika@miamimangement.com

<http://myvertika.wordpress.com/about/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2123	638 sq ft	Apr 2024	\$370,000	\$580
PH114	1,255 sq ft	Apr 2024	\$649,900	\$518
1904	795 sq ft	Apr 2024	\$400,000	\$503
3109	1,255 sq ft	Mar 2024	\$600,000	\$478
1013	795 sq ft	Mar 2024	\$435,000	\$547
3120	1,255 sq ft	Mar 2024	\$480,000	\$382

## Market Information



Neo Vertika:	\$478/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Neo Vertika 3%  
 Miami 4%



Miami-Dade

3%

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

Neo Vertika

67 days

Miami

84 days

Miami-Dade

81 days