

# Unit 801 - Onyx

801 - 665 NE 25 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11554081  
 Status: Active Under Contract  
 Size: 886 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$544,888  
 List PPSF: \$615  
 Valuated Price: \$545,000  
 Valuated PPSF: \$615

*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.*



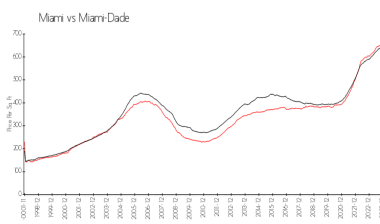
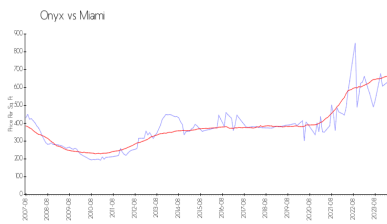
## Building Information

Number of units: 118  
 Number of active listings for rent: 10  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	1,508 sq ft	Mar 2024	\$850,000	\$564
2301	1,508 sq ft	Feb 2024	\$835,000	\$554
403	996 sq ft	Dec 2023	\$565,000	\$567
1503	1,285 sq ft	Nov 2023	\$840,000	\$654
2402	942 sq ft	Nov 2023	\$635,000	\$674

## Market Information



Onyx: \$633/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Onyx: 3%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Onyx: 96 days  
 Miami: 84 days  
 Miami-Dade: 81 days