

# Unit 308 - One Bay

308 - 455 NE 39 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11562746  
 Status: Pending  
 Size: 965 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Guest Parking  
 View:  
 List Price: \$669,500  
 List PPSF: \$694  
 Valuated Price: \$716,000  
 Valuated PPSF: \$742

*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.*

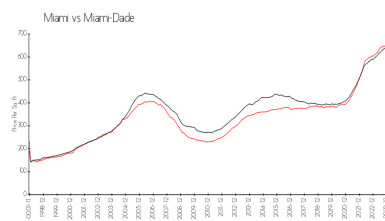
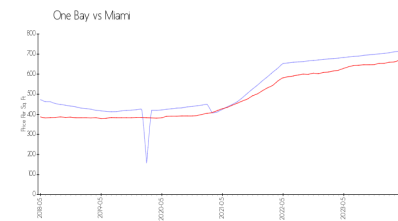
## Building Information

Number of units: 38  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,794 sq ft	Jan 2024	\$1,235,000	\$688
312	1,794 sq ft	Jun 2023	\$1,299,999	\$725

## Market Information



One Bay:	\$715/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

One Bay 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

One Bay 88 days  
 Miami 84 days  
 Miami-Dade 81 days

