

# Unit 2323 - One Miami

2323 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11568908
Status:	Active
Size:	1,792 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,325,000
List PPSF:	\$739
Valuated Price:	\$1,160,000
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:	890
Number of active listings for rent:	56
Number of active listings for sale:	39
Building inventory for sale:	4%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	9

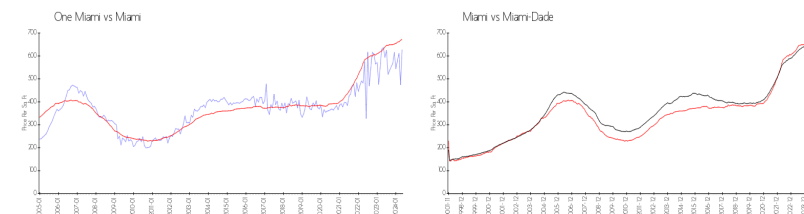
## Building Association Information

One Miami Master Association  
(786) 425-1515

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,792 sq ft	Jun 2024	\$1,100,000	\$614
4315	1,145 sq ft	Jun 2024	\$630,000	\$550
1708	1,169 sq ft	May 2024	\$625,000	\$535
2518	846 sq ft	May 2024	\$470,000	\$556
3514	1,105 sq ft	May 2024	\$600,000	\$543
2123	1,792 sq ft	May 2024	\$1,075,000	\$600
303	868 sq ft	May 2024	\$460,000	\$530

## Market Information



One Miami:	\$627/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

One Miami	4%
Miami	4%
Miami-Dade	3%



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

One Miami	81 days
Miami	83 days
Miami-Dade	81 days