

# Unit 1119 - Baltus House

1119 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11573180
Status:	Pending
Size:	955 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$575,000
List PPSF:	\$602
Valuated Price:	\$585,000
Valuated PPSF:	\$613

*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:	167
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

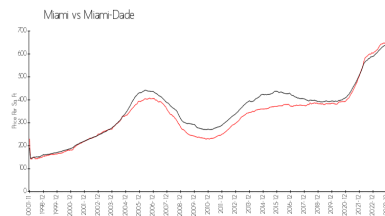
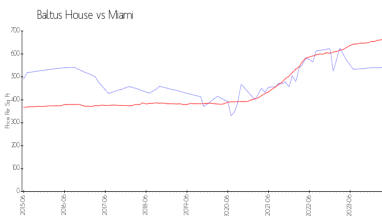
## Building Association Information

Baltus House Condo Association  
 4250 Biscayne Blvd Miami FL 33137  
 Phone Number 786-646-9696

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1010	472 sq ft	May 2024	\$313,000	\$663
1011	648 sq ft	May 2024	\$410,000	\$633
510	472 sq ft	Mar 2024	\$300,000	\$636
1507	747 sq ft	Feb 2024	\$460,000	\$616
512	640 sq ft	Dec 2023	\$410,000	\$641
1511	648 sq ft	Dec 2023	\$430,000	\$664

## Market Information



Baltus House: \$542/sq. ft.  
 Miami: \$669/sq. ft.

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 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Baltus House	8%
Miami	4%
Miami-Dade	3%



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

Baltus House	83 days
Miami	84 days
Miami-Dade	81 days