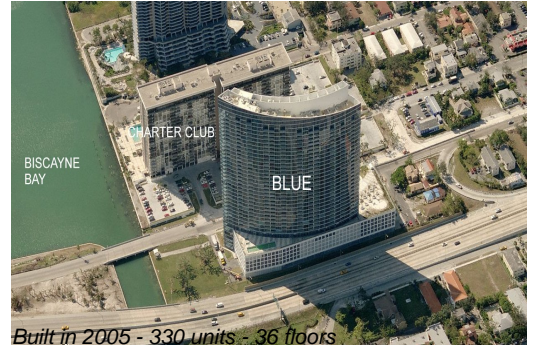


Unit 3201 - Blue

3201 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11574391
Status:	Active
Size:	2,413 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$1,695,000
List PPSF:	\$702
Valuated Price:	\$1,621,000
Valuated PPSF:	\$672



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:	330
Number of active listings for rent:	8
Number of active listings for sale:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	1

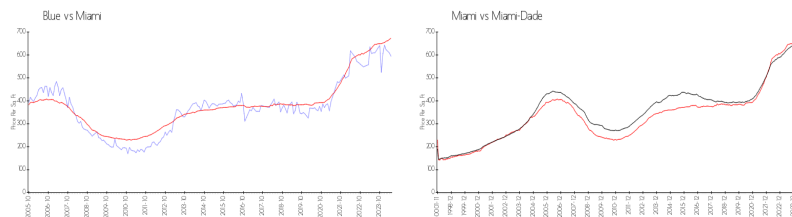
Building Association Information

Blue condominium association inc
(786) 279-2583

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	773 sq ft	Apr 2024	\$441,001	\$571
3512	2,841 sq ft	Feb 2024	\$2,300,000	\$810
2004	1,158 sq ft	Jan 2024	\$640,000	\$553
3208	761 sq ft	Jan 2024	\$550,000	\$723
709	1,158 sq ft	Jan 2024	\$619,900	\$535

Market Information



Blue:	\$594/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Blue	7%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Blue
Miami
Miami-Dade

60 days
83 days
81 days