

# Unit 1106 - Preserve (The)

1106 - 8900-8940 NE 8 Ave, Miami, FL, Miami-Dade 33138

## Unit Information

MLS Number:	A11574935
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$568,000
List PPSF:	\$447
Valuated Price:	\$544,000
Valuated PPSF:	\$428

*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.*

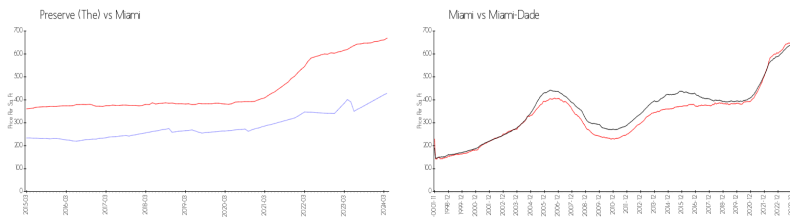
## Building Information

Number of units:	98
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
912	1,549 sq ft	Apr 2024	\$670,000	\$433
905	1,282 sq ft	Feb 2024	\$530,000	\$413
209	1,282 sq ft	Jul 2023	\$565,000	\$441
1106	1,270 sq ft	Jun 2023	\$442,500	\$348

## Market Information



Preserve (The):	\$429/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Preserve (The)	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Preserve (The)	23 days
Miami	84 days
Miami-Dade	81 days

