

Unit 2504 - Neo Vertika

2504 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11577615
Status:	Active
Size:	891 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$445,000
List PPSF:	\$499
Valuated Price:	\$417,000
Valuated PPSF:	\$468

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:	443
Number of active listings for rent:	25
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

Building Association Information

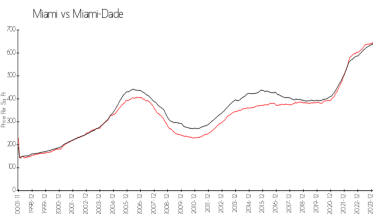
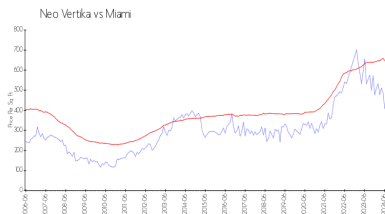
Neo Vertika Condo Association
(786) 623-2250 & neovertika@miamimangement.com

<http://myvertika.wordpress.com/about/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1704	795 sq ft	Aug 2024	\$425,000	\$535
2027	602 sq ft	Aug 2024	\$335,000	\$556
PHI11	1,255 sq ft	Jun 2024	\$615,000	\$490
1014	795 sq ft	May 2024	\$380,000	\$478
PHI112	1,255 sq ft	May 2024	\$675,000	\$538

Market Information



Neo Vertika:	\$466/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Neo Vertika	4%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Neo Vertika	70 days
Miami	84 days
Miami-Dade	84 days