

# Unit H1612 - Midtown 4

H1612 - 3301 NE 1 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11578030
Status:	Active
Size:	1,263 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$795,000
List PPSF:	\$629
Valuated Price:	\$662,000
Valuated PPSF:	\$524

*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:	392
Number of active listings for rent:	28
Number of active listings for sale:	30
Building inventory for sale:	7%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	1

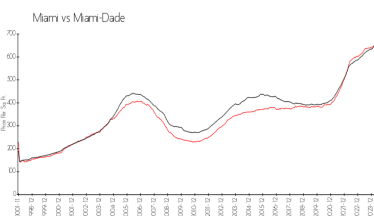
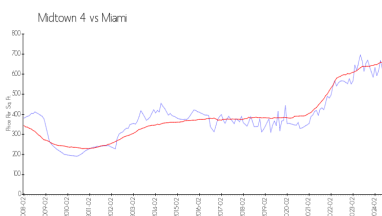
## Building Association Information

Four Midtown Condo Association  
(305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2813	655 sq ft	Aug 2024	\$365,000	\$557
L04PH7	3,234 sq ft	Jun 2024	\$2,495,000	\$771
H2905	761 sq ft	Jun 2024	\$525,000	\$690
H2504	1,142 sq ft	Jun 2024	\$875,000	\$766
M0708	1,262 sq ft	May 2024	\$820,000	\$650
H1501	1,262 sq ft	May 2024	\$723,500	\$573
M0507	1,373 sq ft	May 2024	\$770,000	\$561

## Market Information



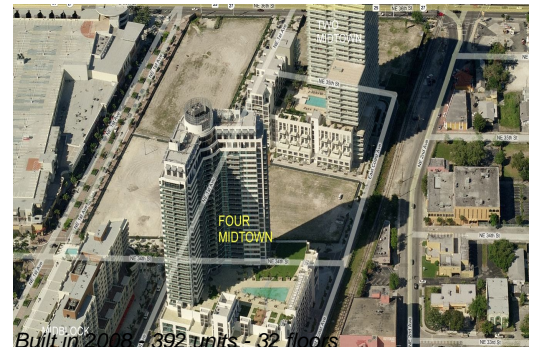
Midtown 4:	\$537/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Midtown 4	8%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Midtown 4	59 days
Miami	85 days



Miami-Dade

85 days