

Unit 2122 - Neo Vertika

2122 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11578393
Status:	Active
Size:	1,113 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$589,000
List PPSF:	\$529
Valuated Price:	\$459,000
Valuated PPSF:	\$412

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:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Building Association Information

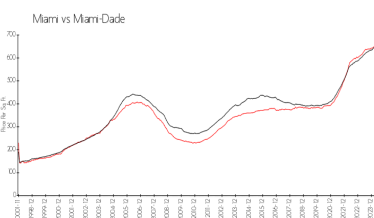
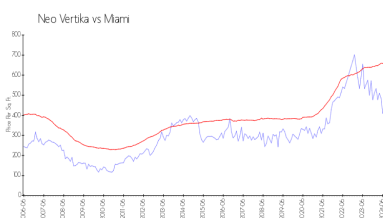
Neo Vertika Condo Association
(786) 623-2250 & neovertika@miamimanagement.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1221	638 sq ft	Sep 2024	\$345,000	\$541
2120	1,113 sq ft	Sep 2024	\$550,000	\$494
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

Market Information



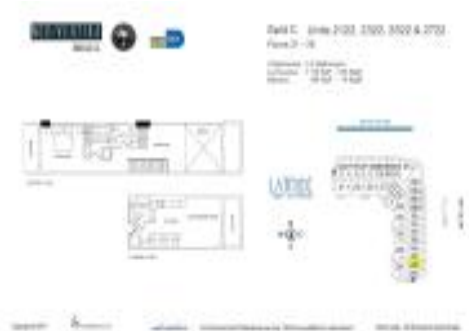
Neo Vertika:	\$475/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Neo Vertika	5%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Neo Vertika	71 days
-------------	---------



Miami
Miami-Dade

85 days
85 days