

Unit 1607 - Baltus House

1607 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11578635
Status:	Active
Size:	1,438 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$879,600
List PPSF:	\$612
Valuated Price:	\$813,000
Valuated PPSF:	\$565

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:	167
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

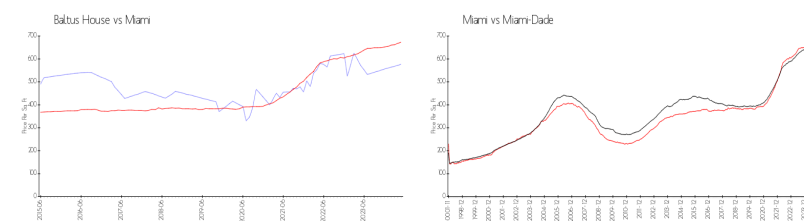
Building Association Information

Baltus House Condo Association
4250 Biscayne Blvd Miami FL 33137
Phone Number 786-646-9696

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1119	955 sq ft	Jun 2024	\$559,500	\$586
1010	472 sq ft	May 2024	\$313,000	\$663
1011	648 sq ft	May 2024	\$410,000	\$633
510	472 sq ft	Mar 2024	\$300,000	\$636
1507	747 sq ft	Feb 2024	\$460,000	\$616

Market Information



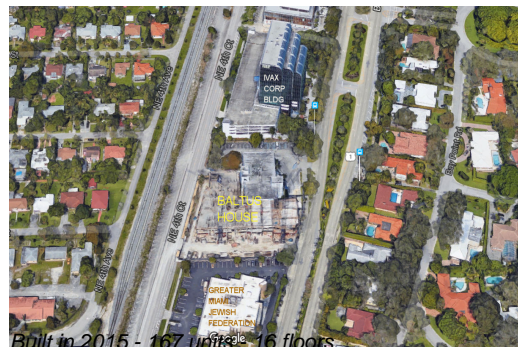
Baltus House: \$577/sq. ft.
Miami: \$673/sq. ft.

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

Inventory for Sale

Baltus House	10%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Baltus House
Miami
Miami-Dade

79 days
83 days
82 days