

# 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: 17  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

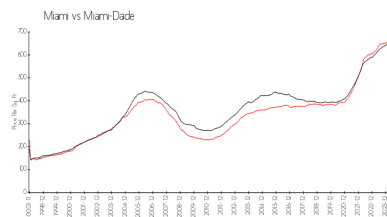
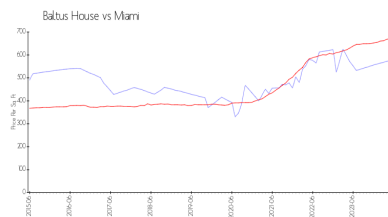
## Building Association Information

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