

# Unit 2316 - One Miami

2316 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11579614  
 Status: Active  
 Size: 846 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$505,000  
 List PPSF: \$597  
 Valuated Price: \$420,000  
 Valuated PPSF: \$496

*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: 890  
 Number of active listings for rent: 56  
 Number of active listings for sale: 39  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 33  
 Number of sales over the last 6 months: 20  
 Number of sales over the last 3 months: 11

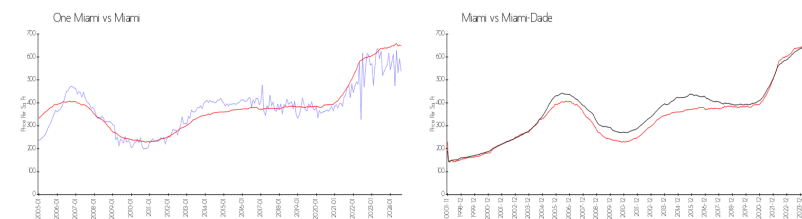
## Building Association Information

One Miami Master Association  
 (786) 425-1515

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2109	1,792 sq ft	Aug 2024	\$1,100,000	\$614
3915	1,145 sq ft	Aug 2024	\$620,000	\$541
3326	1,416 sq ft	Aug 2024	\$860,000	\$607
3320	507 sq ft	Jul 2024	\$335,000	\$661
3118	846 sq ft	Jul 2024	\$455,000	\$538

## Market Information



One Miami: \$537/sq. ft.  
 Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

One Miami 4%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



One Miami  
Miami  
Miami-Dade

72 days  
84 days  
84 days