

Unit 3117 - Neo Vertika

3117 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11584610
 Status: Temp Off Market
 Size: 1,255 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$615,000
 List PPSF: \$490
 Valuated Price: \$732,000
 Valuated PPSF: \$583

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: 19
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

Building Association Information

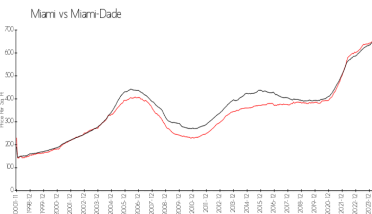
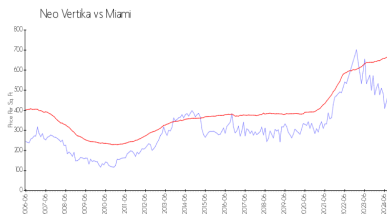
Neo Vertika Condo Association
 (786) 623-2250 & neovertika@miamimangement.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1014	795 sq ft	May 2024	\$380,000	\$478
PHI112	1,255 sq ft	May 2024	\$675,000	\$538

Market Information



Neo Vertika: \$477/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$696/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Neo Vertika	70 days
Miami	85 days
Miami-Dade	84 days