

# Unit 3519 - One Miami

3519 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11588761  
 Status: Active  
 Size: 1,227 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$695,000  
 List PPSF: \$566  
 Valuated Price: \$679,000  
 Valuated PPSF: \$553

*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: 33  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 35  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 13

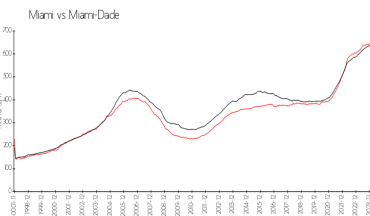
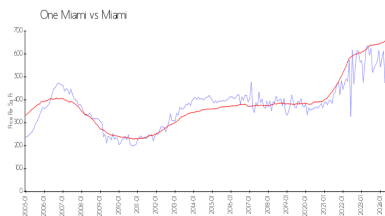
## Building Association Information

One Miami Master Association  
 (786) 425-1515

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3320	507 sq ft	Jul 2024	\$335,000	\$661
3118	846 sq ft	Jul 2024	\$455,000	\$538
1702	846 sq ft	Jun 2024	\$425,000	\$502
4110	846 sq ft	Jun 2024	\$475,000	\$561
3512	1,416 sq ft	Jun 2024	\$871,000	\$615
2218	846 sq ft	Jun 2024	\$437,000	\$517
1109	1,792 sq ft	Jun 2024	\$1,100,000	\$614
4315	1,145 sq ft	Jun 2024	\$630,000	\$550

## Market Information



One Miami:	\$531/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

One Miami: 4%  
 Miami: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

One Miami	75 days
Miami	84 days
Miami-Dade	83 days