

# Unit 3510 - Blue

3510 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11589670
Status:	Active
Size:	1,660 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,645,000
List PPSF:	\$991
Valuated Price:	\$1,492,000
Valuated PPSF:	\$899



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:	330
Number of active listings for rent:	8
Number of active listings for sale:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

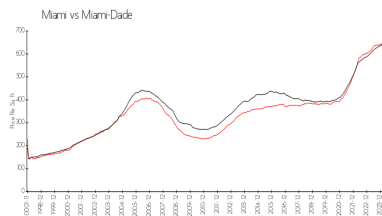
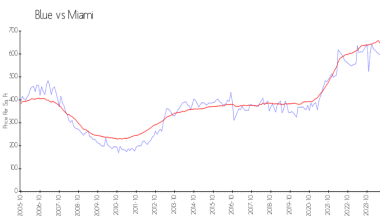
## Building Association Information

Blue condominium association inc  
(786) 279-2583

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3206	1,158 sq ft	Aug 2024	\$742,500	\$641
2606	1,158 sq ft	Jun 2024	\$660,000	\$570
911	773 sq ft	Apr 2024	\$441,001	\$571
3512	2,841 sq ft	Feb 2024	\$2,300,000	\$810
2004	1,158 sq ft	Jan 2024	\$640,000	\$553
3208	761 sq ft	Jan 2024	\$550,000	\$723
709	1,158 sq ft	Jan 2024	\$619,900	\$535

## Market Information



Blue: \$586/sq. ft.  
Miami: \$650/sq. ft.

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Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Blue	7%
Miami	4%
Miami-Dade	4%

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

Blue	39 days
Miami	84 days
Miami-Dade	84 days