

# Unit PHI14 - Neo Vertika

PHI14 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11590541  
 Status: Pending  
 Size: 1,255 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Bay, Other View  
 Rental Price: \$4,800  
 List PPSF: \$4  
 Valuated Price: \$662,000  
 Valuated PPSF: \$527

*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

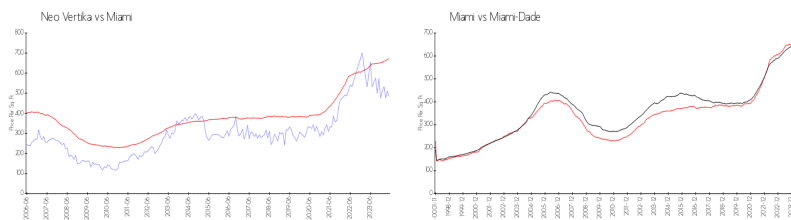
Number of units: 443  
 Number of active listings for rent: 25  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

## Building Association Information

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

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

## Market Information



Neo Vertika: \$485/sq. ft.      Miami: \$673/sq. ft.  
 Miami: \$673/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Neo Vertika 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Neo Vertika 70 days  
 Miami 83 days  
 Miami-Dade 82 days

