

Unit 806 - Blue

806 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11604640
Status:	Active
Size:	1,158 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$639,000
List PPSF:	\$552
Valuated Price:	\$624,000
Valuated PPSF:	\$539

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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

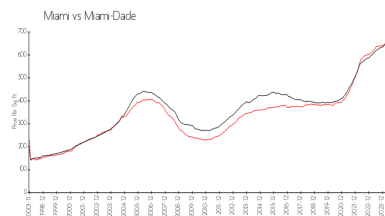
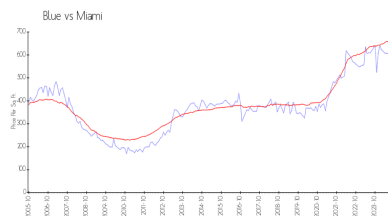
Building Association Information

Blue condominium association inc
(786) 279-2583

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2510	1,174 sq ft	Sep 2024	\$682,500	\$581
3201	2,413 sq ft	Sep 2024	\$1,600,000	\$663
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

Market Information



Blue: \$604/sq. ft.
Miami: \$664/sq. ft.

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Miami-Dade: \$696/sq. ft.

Inventory for Sale

Blue	6%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Blue	41 days
Miami	85 days
Miami-Dade	85 days

