

# Unit 1418 - Baltus House

1418 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11605425
Status:	Active
Size:	951 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$628,000
List PPSF:	\$660
Valuated Price:	\$575,000
Valuated PPSF:	\$605

*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:	167
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	10%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

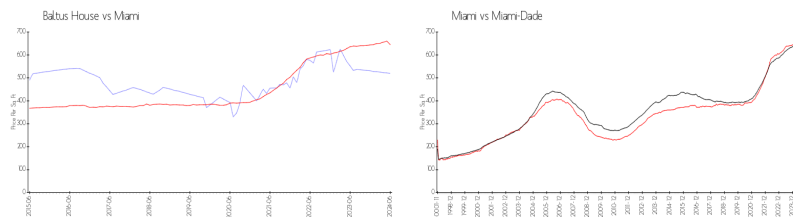
## Building Association Information

Baltus House Condo Association  
 4250 Biscayne Blvd Miami FL 33137  
 Phone Number 786-646-9696

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1119	955 sq ft	Jun 2024	\$559,500	\$586
1010	472 sq ft	May 2024	\$313,000	\$663
1011	648 sq ft	May 2024	\$410,000	\$633
510	472 sq ft	Mar 2024	\$300,000	\$636
1507	747 sq ft	Feb 2024	\$460,000	\$616

## Market Information



Baltus House:	\$519/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Baltus House	11%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Baltus House  
Miami  
Miami-Dade

81 days  
84 days  
83 days