

# Unit 806 - Baltus House

806 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11606391
Status:	Active
Size:	488 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Additional Spaces Available,Valet Parking
View:	
List Price:	\$365,000
List PPSF:	\$748
Valuated Price:	\$233,000
Valuated PPSF:	\$477

*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:	20
Building inventory for sale:	11%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

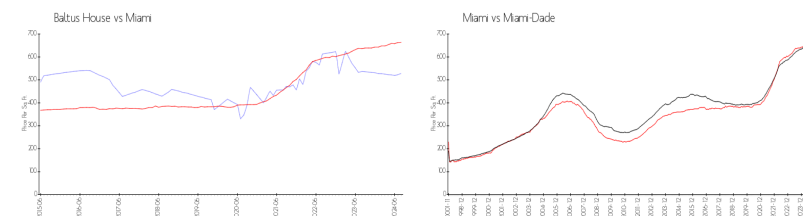
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1518	951 sq ft	Aug 2024	\$590,000	\$620
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

## Market Information



Baltus House:	\$528/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Baltus House	12%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Baltus House	76 days
Miami	85 days



Miami-Dade

85 days