

# Unit 704 - Midblock Miami

704 - 3250 NE 1 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11613831  
 Status: Active  
 Size: 1,433 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$819,000  
 List PPSF: \$572  
 Valuated Price: \$795,000  
 Valuated PPSF: \$555

*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: 173  
 Number of active listings for rent: 0  
 Number of active listings for sale: 29  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

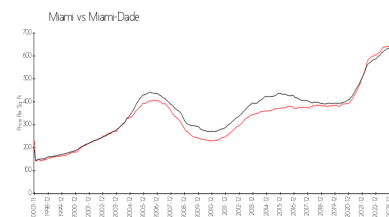
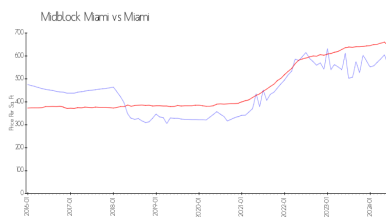
## Building Association Information

Midblock Miami  
 Address: 3250 NE 1st Ave,  
 Miami, FL 33137,  
 Phone: +1 786-314-7806

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
816	1,190 sq ft	May 2024	\$650,000	\$546
1008	726 sq ft	May 2024	\$505,000	\$696
715	1,606 sq ft	Apr 2024	\$741,000	\$461
552	1,269 sq ft	Jan 2024	\$775,000	\$611
319	1,141 sq ft	Jan 2024	\$617,000	\$541
322	1,505 sq ft	Jan 2024	\$650,000	\$432

## Market Information

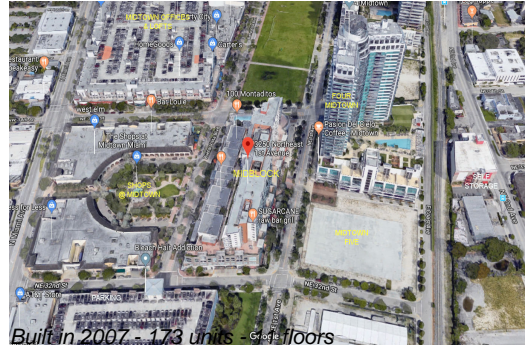


Midblock Miami: \$552/sq. ft.  
 Miami: \$645/sq. ft.

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

## Inventory for Sale

Midblock Miami: 17%  
 Miami: 4%  
 Miami-Dade: 3%



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

Midblock Miami	93 days
Miami	84 days
Miami-Dade	83 days