

# Unit 4005 - Mint Riverfront

4005 - 92 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11619781  
 Status: Active Under Contract  
 Size: 1,340 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$740,000  
 List PPSF: \$552  
 Valuated Price: \$771,000  
 Valuated PPSF: \$575

*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: 530  
 Number of active listings for rent: 43  
 Number of active listings for sale: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

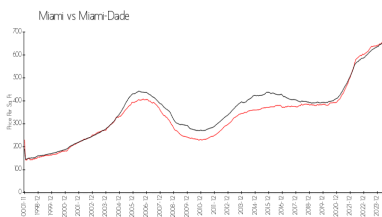
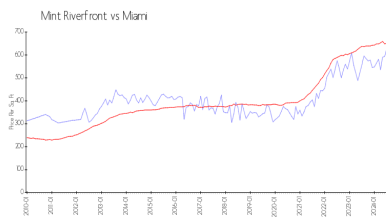
## Building Association Information

Mint Condo Association  
 92 SW 3rd St, Miami, FL 33130  
 (305) 961-1620

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2303	1,235 sq ft	Jul 2024	\$725,000	\$587
305	1,683 sq ft	Jun 2024	\$856,000	\$509
1703	1,235 sq ft	Jun 2024	\$650,000	\$526
2404	1,121 sq ft	May 2024	\$645,500	\$576
2902	1,110 sq ft	May 2024	\$625,000	\$563

## Market Information



Mint Riverfront: \$570/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Mint Riverfront: 3%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Mint Riverfront  
Miami  
Miami-Dade

55 days  
84 days  
84 days