

# Unit 612 - Marina Blue

612 - 888 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11620314
Status:	Active
Size:	1,327 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$750,000
List PPSF:	\$565
Valuated Price:	\$591,000
Valuated PPSF:	\$445

*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:	514
Number of active listings for rent:	36
Number of active listings for sale:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

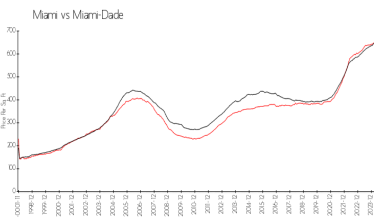
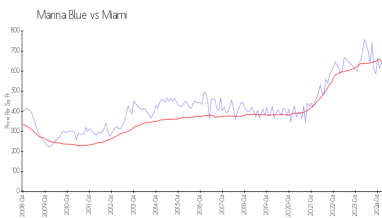
## Building Association Information

Marina Blue Condominium  
(305) 347-5340

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
611	845 sq ft	Aug 2024	\$505,000	\$598
3307	833 sq ft	Jun 2024	\$575,000	\$690
4904	1,208 sq ft	Jun 2024	\$770,000	\$637
4902	843 sq ft	Jun 2024	\$622,500	\$738
2901	1,315 sq ft	Jun 2024	\$815,000	\$620

## Market Information



Marina Blue:	\$622/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Marina Blue	3%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Marina Blue  
Miami  
Miami-Dade

117 days  
84 days  
84 days