

Unit 1704 - Neo Vertika

1704 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11620757
 Status: Active
 Size: 795 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Street Parking
 View:
 List Price: \$440,000
 List PPSF: \$553
 Valuated Price: \$302,000
 Valuated PPSF: \$380

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: 443
 Number of active listings for rent: 25
 Number of active listings for sale: 17
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 22
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 3

Building Association Information

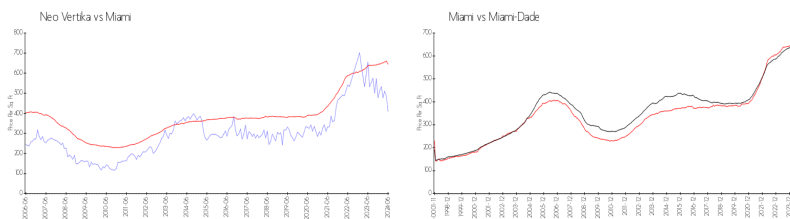
Neo Vertika Condo Association
 (786) 623-2250 & neovertika@miamimangement.com

<http://myvertika.wordpress.com/about/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHI11	1,255 sq ft	Jun 2024	\$615,000	\$490
1014	795 sq ft	May 2024	\$380,000	\$478
PHI12	1,255 sq ft	May 2024	\$675,000	\$538
2123	638 sq ft	Apr 2024	\$370,000	\$580
PHI14	1,255 sq ft	Apr 2024	\$649,900	\$518
1904	795 sq ft	Apr 2024	\$400,000	\$503

Market Information



Neo Vertika: \$410/sq. ft. Miami: \$645/sq. ft.
 Miami: \$645/sq. ft. Miami-Dade: \$704/sq. ft.

Inventory for Sale

Neo Vertika 4%
 Miami 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Neo Vertika

74 days

Miami

84 days

Miami-Dade

83 days