

# Unit 705 - Blue

705 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11622330  
 Status: Active  
 Size: 761 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Valet Parking

View:  
 List Price: \$490,000  
 List PPSF: \$644  
 Valuated Price: \$370,000  
 Valuated PPSF: \$486

*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: 330  
 Number of active listings for rent: 8  
 Number of active listings for sale: 21  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

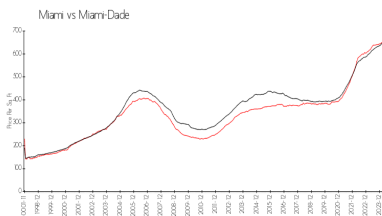
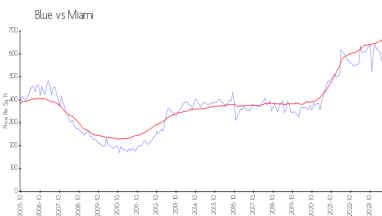
## Building Association Information

Blue condominium association inc  
 (786) 279-2583

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2606   | 1,158 sq ft | Jun 2024     | \$660,000   | \$570 |
| 911    | 773 sq ft   | Apr 2024     | \$441,001   | \$571 |
| 3512   | 2,841 sq ft | Feb 2024     | \$2,300,000 | \$810 |
| 2004   | 1,158 sq ft | Jan 2024     | \$640,000   | \$553 |
| 3208   | 761 sq ft   | Jan 2024     | \$550,000   | \$723 |
| 709    | 1,158 sq ft | Jan 2024     | \$619,900   | \$535 |

## Market Information

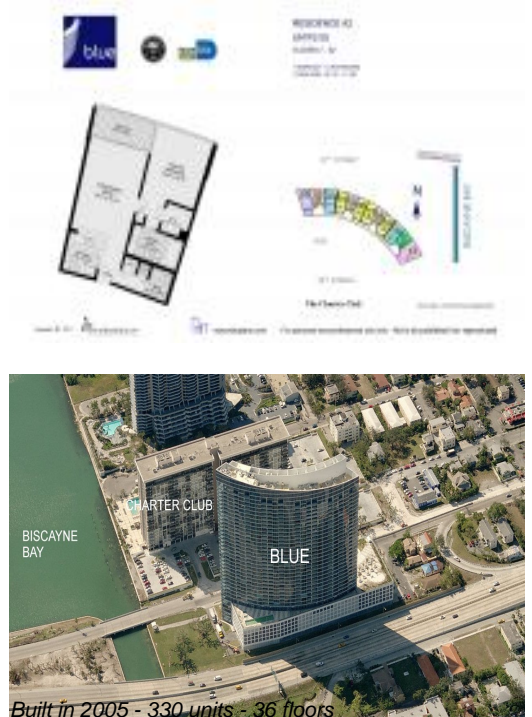


Blue: \$551/sq. ft.  
 Miami: \$645/sq. ft.

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

## Inventory for Sale

Blue: 6%  
 Miami: 4%  
 Miami-Dade: 3%



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

|            |         |
|------------|---------|
| Blue       | 39 days |
| Miami      | 84 days |
| Miami-Dade | 83 days |