

Unit 1434 - Neo Vertika

1434 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11630467
 Status: Active
 Size: 602 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$389,900
 List PPSF: \$648
 Valuated Price: \$297,000
 Valuated PPSF: \$493

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: 29
 Building inventory for sale: 6%
 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: 4

Building Association Information

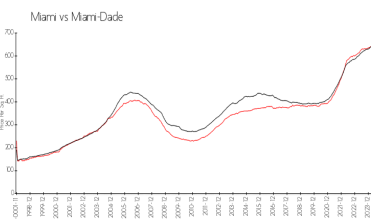
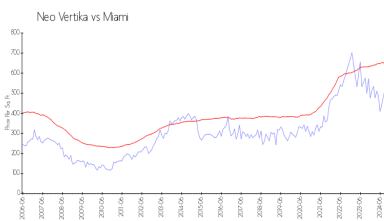
Neo Vertika Condo Association
 (786) 623-2250 & neovertika@miamimanagement.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH124	1,255 sq ft	Oct 2024	\$585,000	\$466
1221	638 sq ft	Sep 2024	\$345,000	\$541
2120	1,113 sq ft	Sep 2024	\$550,000	\$494
1704	795 sq ft	Aug 2024	\$425,000	\$535
2027	602 sq ft	Aug 2024	\$335,000	\$556

Market Information



Neo Vertika:	\$523/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Neo Vertika 7%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Neo Vertika 74 days



Miami
Miami-Dade

86 days
86 days