

# Unit 1305 - Blue

1305 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11631441  
 Status: Active  
 Size: 761 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$550,000  
 List PPSF: \$723  
 Valuated Price: \$431,000  
 Valuated PPSF: \$566

*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: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

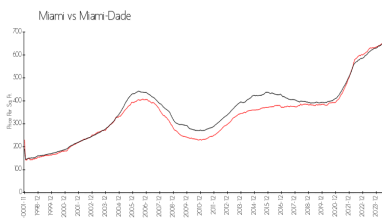
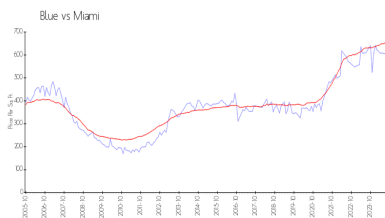
## Building Association Information

Blue condominium association inc  
 (786) 279-2583

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	761 sq ft	Nov 2024	\$475,000	\$624
2909	1,158 sq ft	Nov 2024	\$670,000	\$579
2112	1,870 sq ft	Nov 2024	\$1,100,000	\$588
2510	1,174 sq ft	Sep 2024	\$682,500	\$581
3201	2,413 sq ft	Sep 2024	\$1,600,000	\$663

## Market Information



Blue: \$604/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Blue: 5%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Blue: 52 days  
 Miami: 87 days  
 Miami-Dade: 87 days

