

Unit 16A - New Wave

16A - 725 NE 22 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11644939
 Status: Active
 Size: 1,400 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$985,000
 List PPSF: \$704
 Valuated Price: \$952,000
 Valuated PPSF: \$680

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: 78
 Number of active listings for rent: 1
 Number of active listings for sale: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

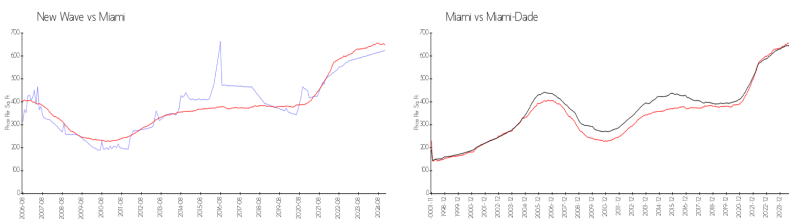
Building Association Information

New Wave Condominiums
 (305) 572-9149

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH2F	1,400 sq ft	Jul 2024	\$1,115,000	\$796
9D	950 sq ft	May 2024	\$550,000	\$579
11C	950 sq ft	Apr 2024	\$510,000	\$537

Market Information



New Wave:	\$622/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

New Wave 3%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

New Wave 238 days
 Miami 91 days
 Miami-Dade 90 days

