

Unit PH1104 - Neo Vertika

PH1104 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11646043
Status:	Active
Size:	891 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$459,900
List PPSF:	\$516
Valuated Price:	\$423,000
Valuated PPSF:	\$475

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:	28
Building inventory for sale:	6%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

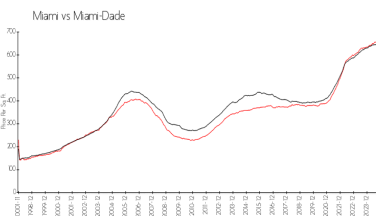
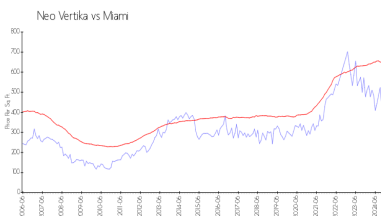
Neo Vertika Condo Association
(786) 623-2250 & neovertika@miamimanagement.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1913	795 sq ft	Jan 2025	\$417,000	\$525
2726	638 sq ft	Jan 2025	\$330,000	\$517
602	727 sq ft	Jan 2025	\$365,000	\$502
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

Market Information



Neo Vertika:	\$429/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Neo Vertika	6%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Neo Vertika
Miami
Miami-Dade

70 days
91 days
90 days