

# Unit 903 - 401 Blu

903 - 401 69 St, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11647487
Status:	Active
Size:	594 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$265,000
List PPSF:	\$446
Valuated Price:	\$251,000
Valuated PPSF:	\$423

*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:	206
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

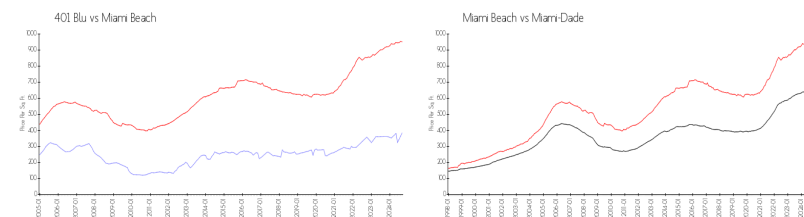
## Building Association Information

401 Blu of North Beach Condominium 401 69th St, Miami Beach, FL 33141  
(305) 865-4823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
712	1,287 sq ft	Jun 2024	\$420,000	\$326
609	922 sq ft	May 2024	\$302,000	\$328
212	1,287 sq ft	May 2024	\$515,000	\$400
PH-110	1,287 sq ft	Feb 2024	\$495,000	\$385
PH-100	1,287 sq ft	Feb 2024	\$500,000	\$389
200	1,287 sq ft	Feb 2024	\$400,000	\$311

## Market Information



401 Blu:	\$384/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

401 Blu	3%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

401 Blu	46 days
Miami Beach	102 days
Miami-Dade	86 days

