

# Unit 3506 - Mint Riverfront

3506 - 92 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11653520  
 Status: Active  
 Size: 930 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$539,000  
 List PPSF: \$580  
 Valuated Price: \$528,000  
 Valuated PPSF: \$568

*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: 530  
 Number of active listings for rent: 43  
 Number of active listings for sale: 28  
 Building inventory for sale: 5%  
 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

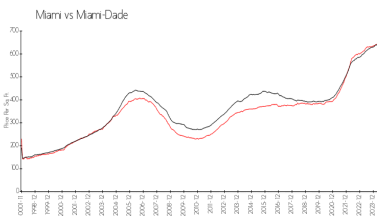
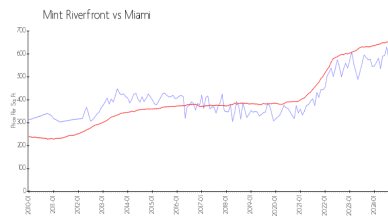
## Building Association Information

Mint Condo Association  
 92 SW 3rd St, Miami, FL 33130  
 (305) 961-1620

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,340 sq ft	Nov 2024	\$649,000	\$484
4804	1,121 sq ft	Oct 2024	\$706,000	\$630
4005	1,340 sq ft	Sep 2024	\$700,000	\$522
2303	1,235 sq ft	Jul 2024	\$725,000	\$587
305	1,683 sq ft	Jun 2024	\$856,000	\$509
1703	1,235 sq ft	Jun 2024	\$650,000	\$526

## Market Information



Mint Riverfront:	\$518/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mint Riverfront: 5%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Mint Riverfront: 55 days  
 Miami: 87 days



Built in 2019 - 531 units - 53 floors

Miami-Dade

86 days