

# Unit 17D - New Wave

17D - 725 NE 22 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11659276  
 Status: Active Under Contract  
 Size: 950 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$590,000  
 List PPSF: \$621  
 Valuated Price: \$539,000  
 Valuated PPSF: \$567

*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

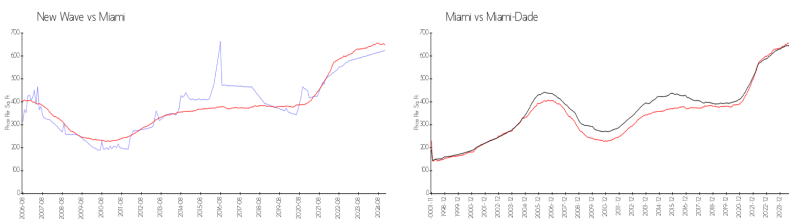
## Building Association Information

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

