

# Unit 1409 - Baltus House

1409 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11660899  
 Status: Pending  
 Size: 733 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$440,000  
 List PPSF: \$600  
 Valuated Price: \$351,000  
 Valuated PPSF: \$479

*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: 167  
 Number of active listings for rent: 0  
 Number of active listings for sale: 19  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

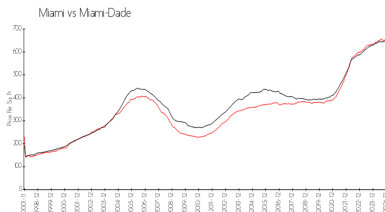
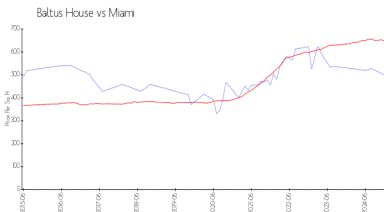
## Building Association Information

Baltus House Condo Association  
 4250 Biscayne Blvd Miami FL 33137  
 Phone Number 786-646-9696

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	485 sq ft	Nov 2024	\$295,000	\$608
1518	951 sq ft	Aug 2024	\$590,000	\$620
1119	955 sq ft	Jun 2024	\$559,500	\$586
1010	472 sq ft	May 2024	\$313,000	\$663
1011	648 sq ft	May 2024	\$410,000	\$633

## Market Information



Baltus House: \$498/sq. ft.  
 Miami: \$895/sq. ft.

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

## Inventory for Sale

Baltus House: 11%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Baltus House: 91 days  
 Miami: 91 days  
 Miami-Dade: 90 days

