

Unit 4212 - Marina Blue

4212 - 888 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11661459
Status:	Active
Size:	1,318 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$850,000
List PPSF:	\$645
Valuated Price:	\$875,000
Valuated PPSF:	\$664

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:	514
Number of active listings for rent:	36
Number of active listings for sale:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

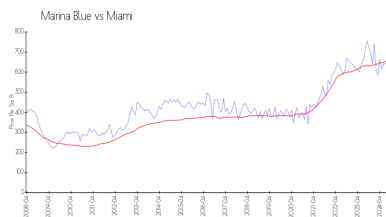
Building Association Information

Marina Blue Condominium
(305) 347-5340

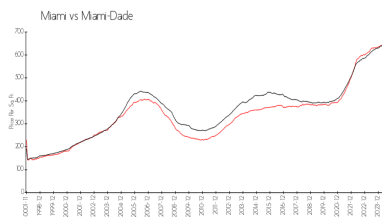
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	1,024 sq ft	Oct 2024	\$645,000	\$630
4406	948 sq ft	Oct 2024	\$632,000	\$667
611	845 sq ft	Aug 2024	\$505,000	\$598
3307	833 sq ft	Jun 2024	\$575,000	\$690
4904	1,208 sq ft	Jun 2024	\$770,000	\$637
4902	843 sq ft	Jun 2024	\$622,500	\$738
2901	1,315 sq ft	Jun 2024	\$815,000	\$620

Market Information



Marina Blue: \$649/sq. ft.
Miami: \$642/sq. ft.



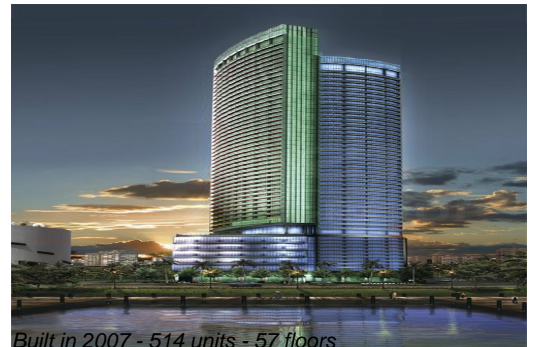
Miami: \$642/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Marina Blue	4%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Marina Blue	98 days
-------------	---------



Built in 2007 - 514 units - 57 floors

Miami
Miami-Dade

87 days
87 days