

# Unit 1403 - Mint Riverfront

1403 - 92 SW 3 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11667416  
 Status: Active Under Contract  
 Size: 1,235 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$700,000  
 List PPSF: \$567  
 Valuated Price: \$624,000  
 Valuated PPSF: \$505

*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: 25  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

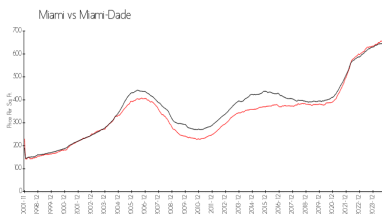
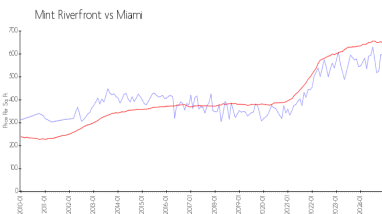
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4903	1,235 sq ft	Jan 2025	\$730,000	\$591
4411	1,118 sq ft	Jan 2025	\$595,000	\$532
1211	1,118 sq ft	Dec 2024	\$620,000	\$555
4805	1,340 sq ft	Dec 2024	\$772,000	\$576
1603	1,235 sq ft	Nov 2024	\$700,000	\$567
4501	1,818 sq ft	Nov 2024	\$980,000	\$539
1505	1,340 sq ft	Nov 2024	\$649,000	\$484

## Market Information



Mint Riverfront: \$592/sq. ft.  
 Miami: \$895/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Mint Riverfront  
Miami  
Miami-Dade

61 days  
91 days  
90 days