

Unit 2203 - Blue

2203 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11668084
 Status: Active
 Size: 1,174 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Deeded Parking, Valet Parking

View:
 List Price: \$635,000
 List PPSF: \$541
 Valuated Price: \$611,000
 Valuated PPSF: \$520

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: 330
 Number of active listings for rent: 8
 Number of active listings for sale: 19
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

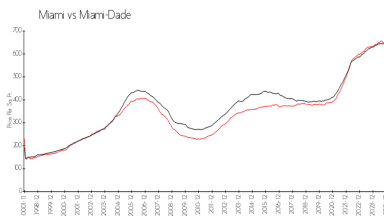
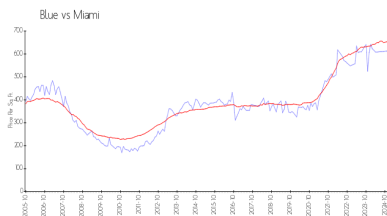
Building Association Information

Blue condominium association inc
 (786) 279-2583

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
911	773 sq ft	Dec 2024	\$525,000	\$679
909	1,158 sq ft	Dec 2024	\$665,000	\$574
805	761 sq ft	Nov 2024	\$475,000	\$624
2909	1,158 sq ft	Nov 2024	\$670,000	\$579
2112	1,870 sq ft	Nov 2024	\$1,100,000	\$588

Market Information



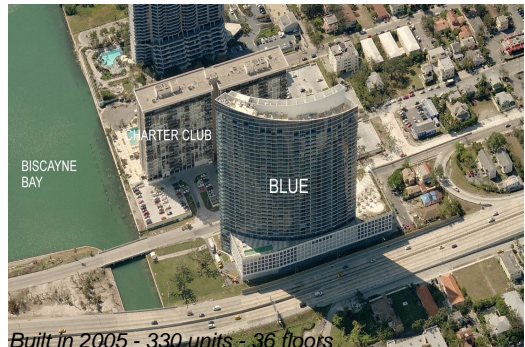
Blue: \$603/sq. ft. Miami: \$895/sq. ft.
 Miami: \$895/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Blue: 6%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Blue: 73 days
 Miami: 91 days



Miami-Dade

90 days