

# Unit LPH 19 - One Miami

LPH 19 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11673714  
 Status: Active  
 Size: 1,227 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$825,000  
 List PPSF: \$672  
 Valuated Price: \$717,000  
 Valuated PPSF: \$584

*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: 890  
 Number of active listings for rent: 56  
 Number of active listings for sale: 51  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 4

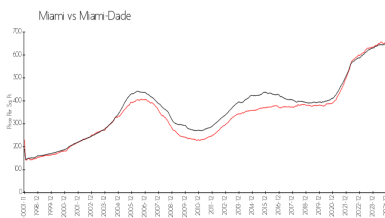
## Building Association Information

One Miami Master Association  
 (786) 425-1515

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2019	1,227 sq ft	Jan 2025	\$710,000	\$579
3607	1,178 sq ft	Dec 2024	\$665,000	\$565
1407	1,178 sq ft	Nov 2024	\$685,000	\$581
2408	1,169 sq ft	Nov 2024	\$580,000	\$496
3519	1,227 sq ft	Oct 2024	\$610,000	\$497

## Market Information



One Miami:	\$513/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

One Miami: 6%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

One Miami: 102 days  
 Miami: 92 days  
 Miami-Dade: 91 days

