

# Unit 1730 - Neo Vertika

1730 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11677413  
 Status: Active  
 Size: 638 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$350,000  
 List PPSF: \$549  
 Valuated Price: \$279,000  
 Valuated PPSF: \$437

*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: 443  
 Number of active listings for rent: 25  
 Number of active listings for sale: 29  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

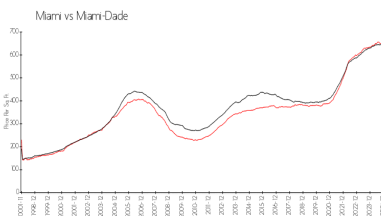
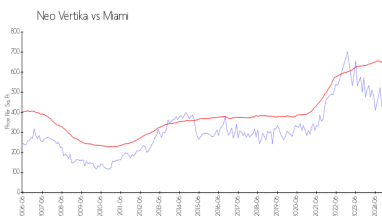
Neo Vertika Condo Association  
 (786) 623-2250 & neovertika@miamimanagement.com

<http://myvertika.wordpress.com/about/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1913	795 sq ft	Jan 2025	\$417,000	\$525
2726	638 sq ft	Jan 2025	\$330,000	\$517
602	727 sq ft	Jan 2025	\$365,000	\$502
PH124	1,255 sq ft	Oct 2024	\$585,000	\$466
1221	638 sq ft	Sep 2024	\$345,000	\$541
2120	1,113 sq ft	Sep 2024	\$550,000	\$494

## Market Information



Neo Vertika: \$429/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Neo Vertika: 7%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months



Neo Vertika  
Miami  
Miami-Dade

69 days  
92 days  
91 days