

# Unit PH120 - Neo Vertika

PH120 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11678351  
 Status: Active  
 Size: 1,255 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Street Parking,Valet Parking  
 View:  
 List Price: \$565,000  
 List PPSF: \$450  
 Valuated Price: \$727,000  
 Valuated PPSF: \$579

*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: 21  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

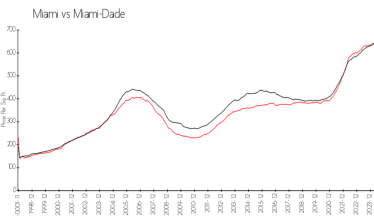
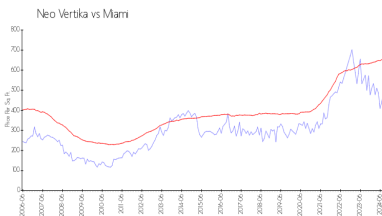
Neo Vertika Condo Association  
 (786) 623-2250 & neovertika@miamimangement.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1704	795 sq ft	Aug 2024	\$425,000	\$535
2027	602 sq ft	Aug 2024	\$335,000	\$556

## Market Information



Neo Vertika: \$523/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Neo Vertika: 7%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Neo Vertika  
Miami  
Miami-Dade

74 days  
87 days  
86 days