

# Unit PH-4 - Midtown 4

PH-4 - 3301 NE 1 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11683805  
 Status: Active  
 Size: 3,305 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$3,990,000  
 List PPSF: \$1,207  
 Valuated Price: \$2,173,000  
 Valuated PPSF: \$657

*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: 392  
 Number of active listings for rent: 28  
 Number of active listings for sale: 44  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 4

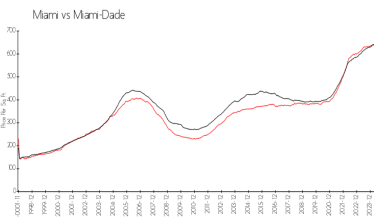
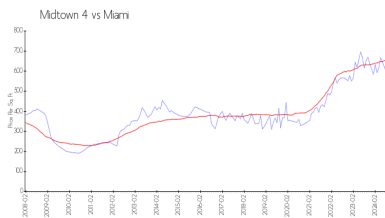
## Building Association Information

Four Midtown Condo Association  
 (305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2213	655 sq ft	Nov 2024	\$355,000	\$542
H3001	1,262 sq ft	Oct 2024	\$735,000	\$582
H2813	655 sq ft	Aug 2024	\$365,000	\$557
L04PH7	3,234 sq ft	Jun 2024	\$2,495,000	\$771
H2905	761 sq ft	Jun 2024	\$525,000	\$690
H2504	1,142 sq ft	Jun 2024	\$875,000	\$766

## Market Information



Midtown 4:	\$575/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Midtown 4: 11%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Midtown 4: 58 days  
 Miami: 87 days

