

Unit 2409 - Natiivo - 601 Miami

2409 - 601 NE 1 Ave, downtown, FL, Miami-Dade 3132

Unit Information

MLS Number:	A11711938
Status:	Active
Size:	679 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$699,000
List PPSF:	\$1,029
Valuated Price:	\$492,000
Valuated PPSF:	\$837

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:	448
Number of active listings for rent:	0
Number of active listings for sale:	100
Building inventory for sale:	22%
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:	7

Building Association Information

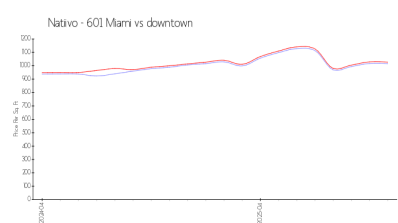
601 Miami (formerly Natiivo)
Address: 601 NE 1st Ave,
Miami, FL 33132
Phone: +1 305-250-2508

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3407	551 sq ft	Dec 2025	\$515,000	\$935
2509		Nov 2025	\$490,500	
2506	374 sq ft	Nov 2025	\$392,000	\$1,048
3113	598 sq ft	Nov 2025	\$510,000	\$853
3016	1,230 sq ft	Oct 2025	\$1,250,000	\$1,016
3402	977 sq ft	Oct 2025	\$880,000	\$901

Market Information



Natiivo - 601 Miami: \$1016/sq. ft.
downtown: \$1027/sq. ft.



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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Natiivo - 601 Miami	22%
downtown	21%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Natiivo - 601 Miami	102 days
downtown	102 days
Miami-Dade	77 days