

# Unit 401 - 401 Blu

401 - 401 69 St, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11739957
Status:	Active
Size:	1,299 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Parking-Under Building
View:	
List Price:	\$450,000
List PPSF:	\$346
Valuated Price:	\$404,000
Valuated PPSF:	\$311

*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:	206
Number of active listings for rent:	3
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

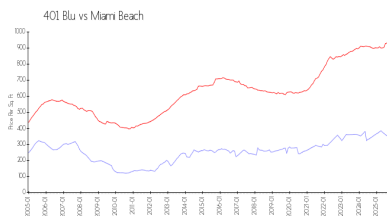
401 Blu of North Beach Condominium 401 69th St, Miami Beach, FL 33141  
(305) 865-4823

<https://>

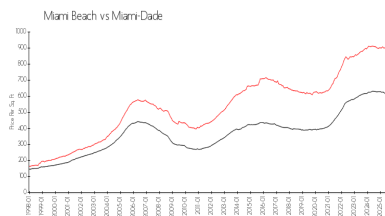
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	905 sq ft	Dec 2025	\$319,000	\$352
1613	1,287 sq ft	Dec 2025	\$480,000	\$373
708	921 sq ft	Nov 2025	\$295,000	\$320
1502	594 sq ft	Jul 2025	\$210,000	\$354
513	1,287 sq ft	Jul 2025	\$425,000	\$330
903	594 sq ft	Jul 2025	\$200,000	\$337

## Market Information



401 Blu: \$333/sq. ft.  
Miami Beach: \$939/sq. ft.

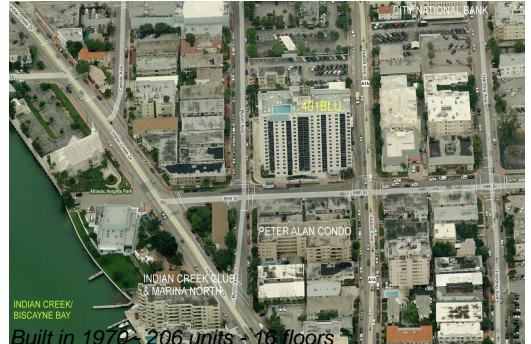


Miami Beach: \$939/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

401 Blu	5%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



401 Blu  
Miami Beach  
Miami-Dade

54 days  
93 days  
77 days