

Unit 405 - 401 Blu

405 - 401 69 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11820653
 Status: Active
 Size: 898 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Open Space Parking, Street Parking
 View:
 List Price: \$295,000
 List PPSF: \$329
 Valuated Price: \$279,000
 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

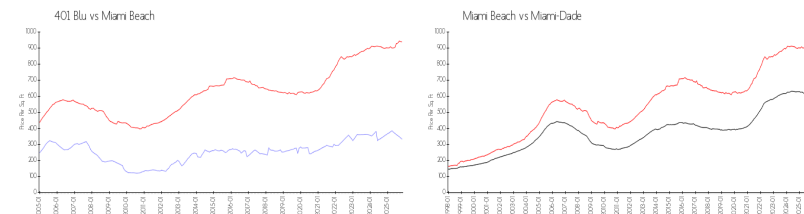
401 Blu of North Beach Condominium 401 69th St, Miami Beach, FL 33141
 (305) 865-4823

<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

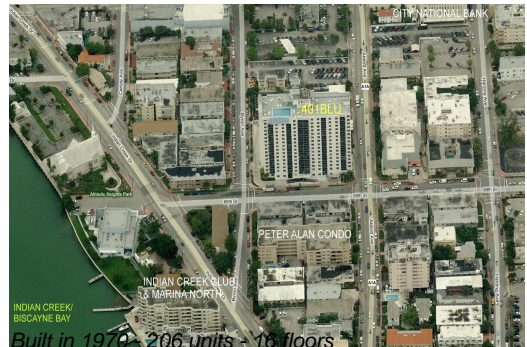


401 Blu:	\$333/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

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
94 days
77 days