

Unit 1204 - 401 Blu

1204 - 401 69 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11848327
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	
List Price:	\$340,000
List PPSF:	\$379
Valuated Price:	\$302,000
Valuated PPSF:	\$336

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

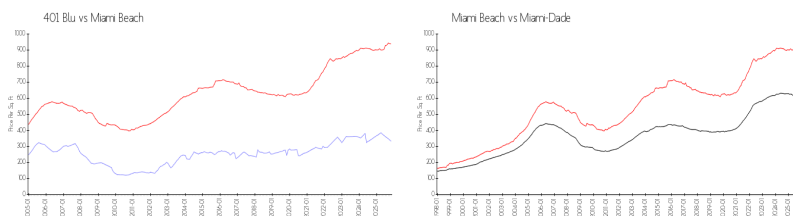
401 Blu of North Beach Condominium 401 69th St, Miami Beach, FL 33141
(305) 865-4823

<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

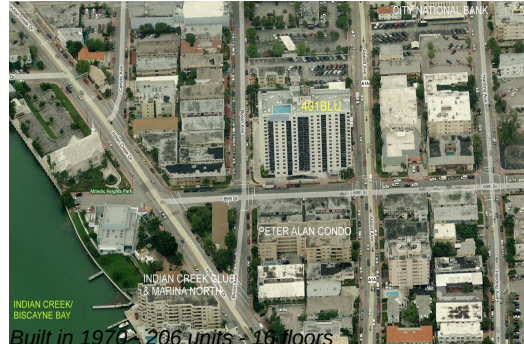


401 Blu:	\$333/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

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