

Unit 625 83rd St # 44 - Winds of Nobe

625 83rd St # 44 - 620 84 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11925712
Status:	Active
Size:	577 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$200,000
List PPSF:	\$347
Valuated Price:	\$192,000
Valuated PPSF:	\$333

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.

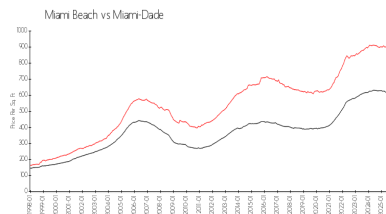
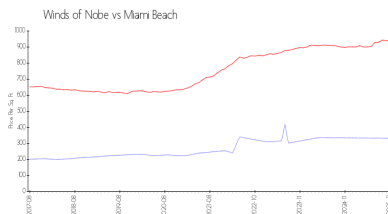
Building Information

Number of units:	60
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
26	578 sq ft	Dec 2025	\$165,000	\$285
18	592 sq ft	Aug 2025	\$251,000	\$424

Market Information



Winds of Nobe:	\$332/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Winds of Nobe	7%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Winds of Nobe	60 days
Miami Beach	94 days
Miami-Dade	77 days

