

Unit 1111 - Baltus House

1111 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10371409 |
| Status: | Pending |
| Size: | 648 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Space Purchased |
| View: | Other View |
| List Price: | \$429,900 |
| List PPSF: | \$663 |
| Valuated Price: | \$339,000 |
| Valuated PPSF: | \$523 |

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

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|--|-----|
| Number of units: | 167 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 14 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

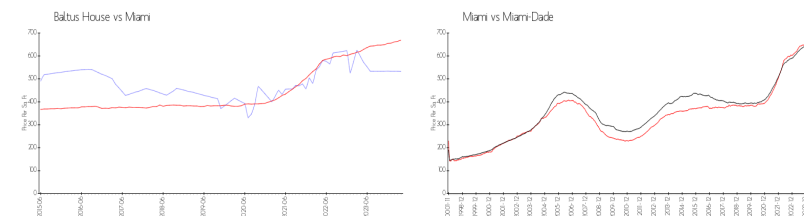
Building Association Information

Baltus House Condo Association
4250 Biscayne Blvd Miami FL 33137
Phone Number 786-646-9696

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 510 | 472 sq ft | Mar 2024 | \$300,000 | \$636 |
| 1507 | 747 sq ft | Feb 2024 | \$460,000 | \$616 |
| 512 | 640 sq ft | Dec 2023 | \$410,000 | \$641 |
| 1511 | 648 sq ft | Dec 2023 | \$430,000 | \$664 |
| 810 | 472 sq ft | Nov 2023 | \$285,000 | \$604 |

Market Information



Baltus House: \$532/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

| | |
|--------------|----|
| Baltus House | 8% |
| Miami | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Baltus House | 71 days |
| Miami | 84 days |
| Miami-Dade | 81 days |