

# Unit 4004 - One Miami

4004 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	F10417569
Status:	Active
Size:	846 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Bay,Ocean View
List Price:	\$489,000
List PPSF:	\$578
Valuated Price:	\$413,000
Valuated PPSF:	\$488

*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:	890
Number of active listings for rent:	56
Number of active listings for sale:	50
Building inventory for sale:	5%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

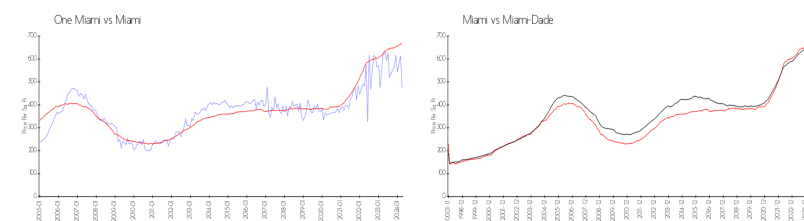
## Building Association Information

One Miami Master Association  
(786) 425-1515

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2312	1,416 sq ft	Apr 2024	\$840,000	\$593
3012	1,416 sq ft	Mar 2024	\$825,000	\$583
3114	1,105 sq ft	Mar 2024	\$596,250	\$540
UPH22	1,169 sq ft	Mar 2024	\$740,000	\$633
3702	846 sq ft	Jan 2024	\$495,000	\$585
LPH-01	1,145 sq ft	Jan 2024	\$696,000	\$608

## Market Information



One Miami:	\$475/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

One Miami	6%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



One Miami  
Miami  
Miami-Dade

75 days  
84 days  
81 days