

Unit 2510 - Blue

2510 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: F10449081
 Status: Active
 Size: 1,174 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View: Bay,Ocean View,Other View
 List Price: \$749,000
 List PPSF: \$638
 Valuated Price: \$749,000
 Valuated PPSF: \$638

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: 330
 Number of active listings for rent: 8
 Number of active listings for sale: 22
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

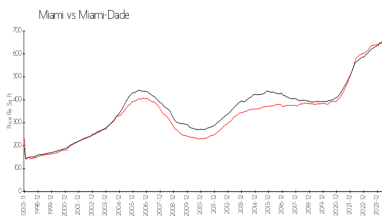
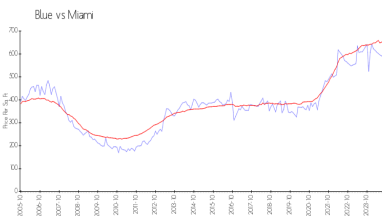
Building Association Information

Blue condominium association inc
 (786) 279-2583

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3206	1,158 sq ft	Aug 2024	\$742,500	\$641
2606	1,158 sq ft	Jun 2024	\$660,000	\$570
911	773 sq ft	Apr 2024	\$441,001	\$571
3512	2,841 sq ft	Feb 2024	\$2,300,000	\$810
2004	1,158 sq ft	Jan 2024	\$640,000	\$553
3208	761 sq ft	Jan 2024	\$550,000	\$723
709	1,158 sq ft	Jan 2024	\$619,900	\$535

Market Information

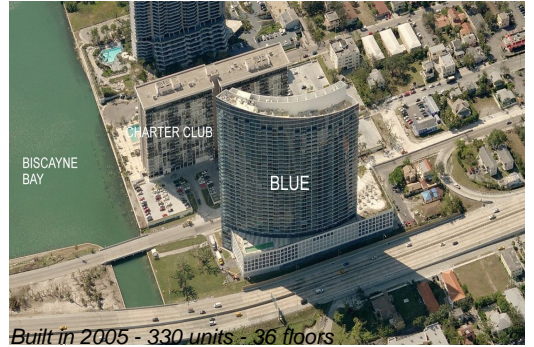


Blue: \$586/sq. ft.
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Blue 7%
 Miami 4%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Blue	39 days
Miami	84 days
Miami-Dade	84 days