

# Unit 3106 - Neo Vertika

3106 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: RX-10935259  
 Status: Active  
 Size: 1,013 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Assigned, Covered, Garage - Building, Guest  
 View: Bay, City, Ocean, River  
 List Price: \$474,900  
 List PPSF: \$469  
 Valuated Price: \$398,000  
 Valuated PPSF: \$459

*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: 443  
 Number of active listings for rent: 25  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 8

## Building Association Information

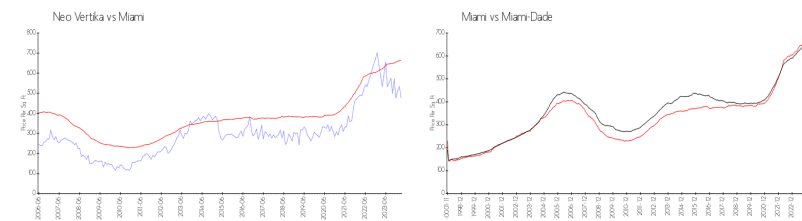
Neo Vertika Condo Association  
 (786) 623-2250 & neovertika@miamimangement.com

<http://myvertika.wordpress.com/about/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2123	638 sq ft	Apr 2024	\$370,000	\$580
PH114	1,255 sq ft	Apr 2024	\$649,900	\$518
1904	795 sq ft	Apr 2024	\$400,000	\$503
3109	1,255 sq ft	Mar 2024	\$600,000	\$478
1013	795 sq ft	Mar 2024	\$435,000	\$547
3120	1,255 sq ft	Mar 2024	\$480,000	\$382

## Market Information



Neo Vertika: \$478/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Neo Vertika 3%  
 Miami 4%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Neo Vertika

67 days

Miami

84 days

Miami-Dade

81 days