

# Unit 819 - Midblock Miami

819 - 3250 NE 1 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	RX-10963114
Status:	Active
Size:	736 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$570,000
List PPSF:	\$774
Valuated Price:	\$438,000
Valuated PPSF:	\$595

*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:	173
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	9%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

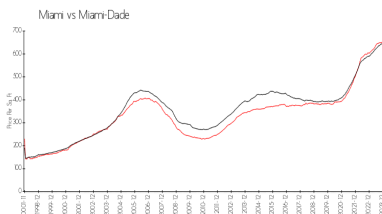
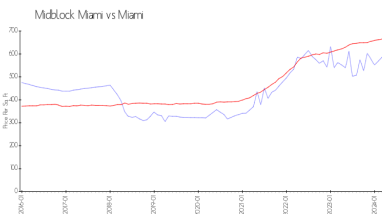
## Building Association Information

Midblock Miami  
 Address: 3250 NE 1st Ave,  
 Miami, FL 33137,  
 Phone: +1 786-314-7806

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715	1,606 sq ft	Apr 2024	\$741,000	\$461
552	1,269 sq ft	Jan 2024	\$775,000	\$611
319	1,141 sq ft	Jan 2024	\$617,000	\$541
322	1,505 sq ft	Jan 2024	\$650,000	\$432
1006	1,146 sq ft	Nov 2023	\$715,000	\$624

## Market Information

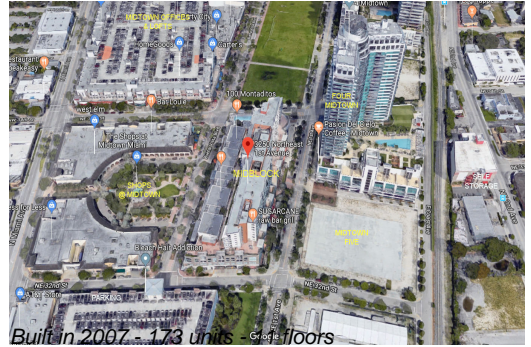


Midblock Miami: \$586/sq. ft.  
 Miami: \$665/sq. ft.

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

## Inventory for Sale

Midblock Miami	10%
Miami	4%
Miami-Dade	3%



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

Midblock Miami	86 days
Miami	84 days
Miami-Dade	81 days