

# Unit 606 - Fortune House

606 - 185 SE 14 Ter, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11443145              |
| Status:         | Active                 |
| Size:           | 930 Sq ft.             |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$600,000              |
| List PPSF:      | \$645                  |
| Valuated Price: | \$437,000              |
| Valuated PPSF:  | \$470                  |

*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:                         | 296 |
| Number of active listings for rent:      | 30  |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

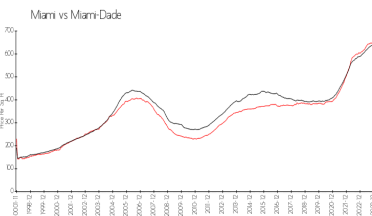
## Building Association Information

Fortune House Condo Association  
(305) 374-5959

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 1711   | 640 sq ft | Dec 2023     | \$300,000  | \$469 |
| 909    | 600 sq ft | Oct 2023     | \$335,000  | \$558 |
| 2602   | 650 sq ft | Sep 2023     | \$365,000  | \$562 |
| 1908   | 930 sq ft | Jun 2023     | \$505,000  | \$543 |
| 1607   | 930 sq ft | Jun 2023     | \$470,000  | \$505 |

## Market Information

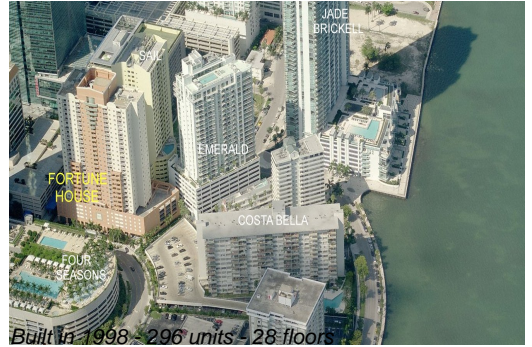


|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Fortune House: | \$475/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:         | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Fortune House | 2% |
| Miami         | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months



Fortune House  
Miami  
Miami-Dade

15 days  
84 days  
81 days