

# Unit 1618 - Baltus House

1618 - 4250 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11454341  
 Status: Active  
 Size: 951 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$628,000  
 List PPSF: \$660  
 Valuated Price: \$612,000  
 Valuated PPSF: \$644

*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: 167  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

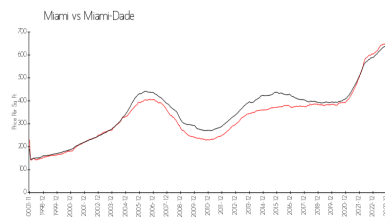
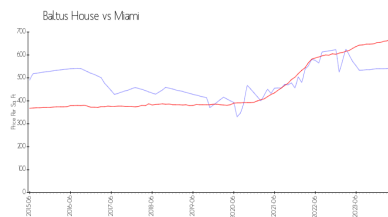
## Building Association Information

Baltus House Condo Association  
 4250 Biscayne Blvd Miami FL 33137  
 Phone Number 786-646-9696

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510	472 sq ft	Mar 2024	\$300,000	\$636
1507	747 sq ft	Feb 2024	\$460,000	\$616
512	640 sq ft	Dec 2023	\$410,000	\$641
1511	648 sq ft	Dec 2023	\$430,000	\$664
810	472 sq ft	Nov 2023	\$285,000	\$604

## Market Information



Baltus House: \$542/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Baltus House 8%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Baltus House  
Miami  
Miami-Dade

77 days  
84 days  
81 days