

# Unit 1909 - Blue

1909 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11465943              |
| Status:         | Active                 |
| Size:           | 1,158 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$889,000              |
| List PPSF:      | \$768                  |
| Valuated Price: | \$627,000              |
| Valuated PPSF:  | \$541                  |

*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:      | 18  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 2   |

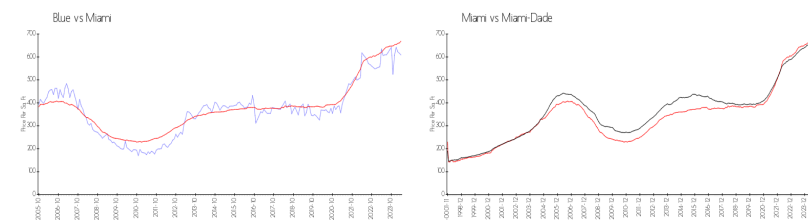
## Building Association Information

Blue condominium association inc  
(786) 279-2583

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 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

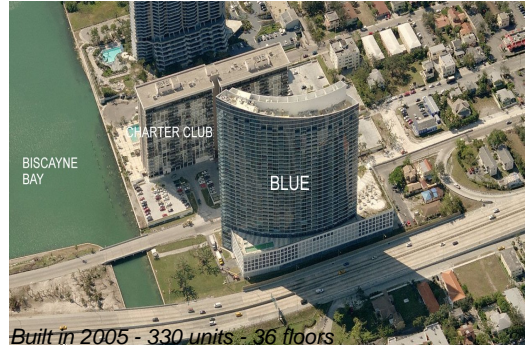


|        |               |             |               |
|--------|---------------|-------------|---------------|
| Blue:  | \$608/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Blue       | 5% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months



Blue  
Miami  
Miami-Dade

73 days  
84 days  
81 days