

# Unit 4322 - One Miami

4322 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11531801    |
| Status:         | Active       |
| Size:           | 1,169 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$720,000    |
| List PPSF:      | \$616        |
| Valuated Price: | \$777,000    |
| Valuated PPSF:  | \$665        |

*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:                         | 890 |
| Number of active listings for rent:      | 56  |
| Number of active listings for sale:      | 46  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 32  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

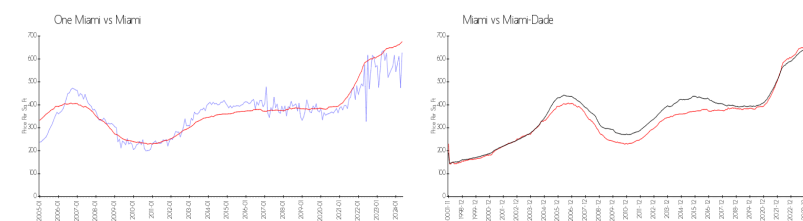
## Building Association Information

One Miami Master Association  
(786) 425-1515

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2123   | 1,792 sq ft | May 2024     | \$1,075,000 | \$600 |
| 303    | 868 sq ft   | May 2024     | \$460,000   | \$530 |
| 2312   | 1,416 sq ft | Apr 2024     | \$840,000   | \$593 |
| 3012   | 1,416 sq ft | Mar 2024     | \$825,000   | \$583 |
| 3114   | 1,105 sq ft | Mar 2024     | \$596,250   | \$540 |
| UPH22  | 1,169 sq ft | Mar 2024     | \$740,000   | \$633 |

## Market Information



|            |               |             |               |
|------------|---------------|-------------|---------------|
| One Miami: | \$627/sq. ft. | Miami:      | \$675/sq. ft. |
| Miami:     | \$675/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



One Miami  
Miami  
Miami-Dade

80 days  
83 days  
81 days