

Unit 645 83rd St # 53 - Winds of Nobe

645 83rd St # 53 - 620 84 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11536890
Status:	Active
Size:	577 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Street Parking
View:	
List Price:	\$205,000
List PPSF:	\$355
Valuated Price:	\$195,000
Valuated PPSF:	\$338

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.

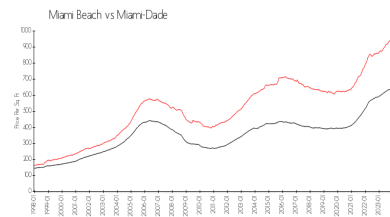
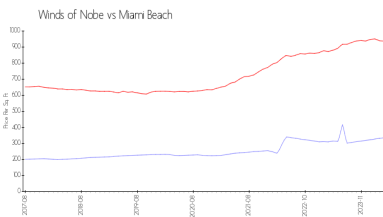
Building Information

Number of units:	60
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2	592 sq ft	Mar 2024	\$199,000	\$336
36	577 sq ft	Aug 2023	\$175,000	\$303
59		Jul 2023	\$245,000	
28	577 sq ft	May 2023	\$170,000	\$295

Market Information



Winds of Nobe: \$336/sq. ft.
Miami Beach: \$937/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Winds of Nobe	3%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Winds of Nobe	39 days
Miami Beach	97 days
Miami-Dade	81 days



Built in 1949 - 60 units - 2 floors.