

# Unit 3104 - Centro

3104 - 151 SE 1 St, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                    |
|-----------------|--------------------|
| MLS Number:     | A11544221          |
| Status:         | Closed             |
| Size:           | 446 Sq ft.         |
| Bedrooms:       | 1                  |
| Full Bathrooms: | 1                  |
| Half Bathrooms: |                    |
| Parking Spaces: | None,Other Parking |
| View:           |                    |
| List Price:     | \$345,000          |
| List PPSF:      | \$774              |
| Valuated Price: | \$328,000          |
| Valuated PPSF:  | \$735              |

*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.*

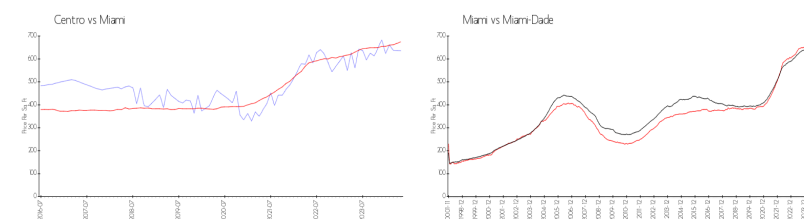
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 352 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 24  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 10  |

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| Ph04   | 446 sq ft | May 2024     | \$360,000  | \$807 |
| 3104   | 446 sq ft | May 2024     | \$335,000  | \$751 |
| 2409   | 533 sq ft | May 2024     | \$370,000  | \$694 |
| 601    | 977 sq ft | May 2024     | \$480,000  | \$491 |
| 2707   | 526 sq ft | May 2024     | \$355,000  | \$675 |

## Market Information



|         |               |             |               |
|---------|---------------|-------------|---------------|
| Centro: | \$636/sq. ft. | Miami:      | \$675/sq. ft. |
| Miami:  | \$675/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Centro     | 7% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| Centro     | 86 days |
| Miami      | 83 days |
| Miami-Dade | 81 days |

