

# Unit 2705 - Neo Vertika

2705 - 690 1 Ct, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11553278  
 Status: Active  
 Size: 868 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$439,000  
 List PPSF: \$506  
 Valuated Price: \$454,000  
 Valuated PPSF: \$523

*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: 443  
 Number of active listings for rent: 25  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 25  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 9

## Building Association Information

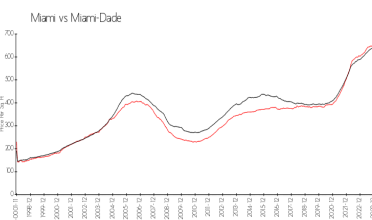
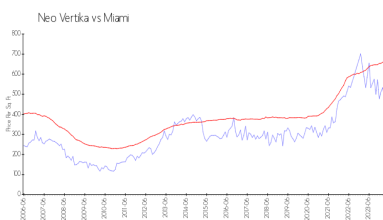
Neo Vertika Condo Association  
 (786) 623-2250 & neovertika@miamimangement.com

<http://myvertika.wordpress.com/about/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH1112	1,255 sq ft	May 2024	\$675,000	\$538
2123	638 sq ft	Apr 2024	\$370,000	\$580
PH114	1,255 sq ft	Apr 2024	\$649,900	\$518
1904	795 sq ft	Apr 2024	\$400,000	\$503
3109	1,255 sq ft	Mar 2024	\$600,000	\$478
1013	795 sq ft	Mar 2024	\$435,000	\$547
3120	1,255 sq ft	Mar 2024	\$480,000	\$382

## Market Information



Neo Vertika: \$510/sq. ft.  
 Miami: \$669/sq. ft.

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

## Inventory for Sale

Neo Vertika 5%



Miami	4%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

Neo Vertika	65 days
Miami	84 days
Miami-Dade	81 days