

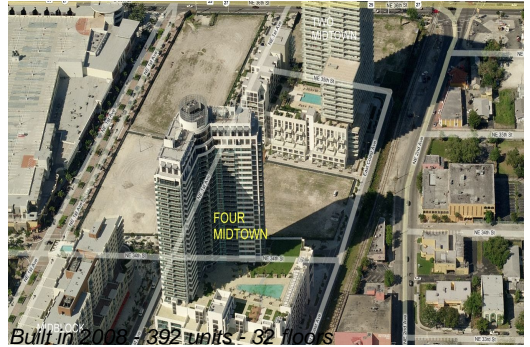
# Unit L0308 - Midtown 4

L0308 - 3301 NE 1 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11559843  
 Status: Active  
 Size: 1,576 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$1,125,000  
 List PPSF: \$714  
 Valuated Price: \$914,000  
 Valuated PPSF: \$580

*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: 392  
 Number of active listings for rent: 28  
 Number of active listings for sale: 20  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

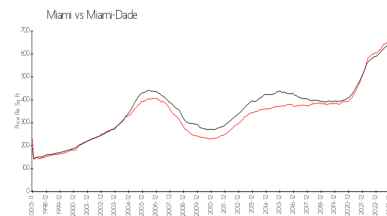
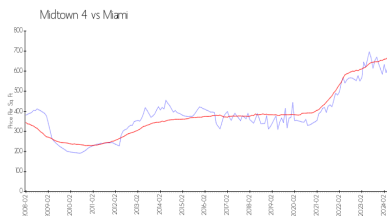
## Building Association Information

Four Midtown Condo Association  
 (305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2008	861 sq ft	Apr 2024	\$540,000	\$627
H1409	1,181 sq ft	Mar 2024	\$631,450	\$535
H1902	1,263 sq ft	Mar 2024	\$720,000	\$570
H2106	861 sq ft	Feb 2024	\$550,000	\$639
H1811	761 sq ft	Feb 2024	\$470,000	\$618
PH 7	2,129 sq ft	Feb 2024	\$1,720,000	\$808

## Market Information



Midtown 4: \$618/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Midtown 4: 5%  
 Miami: 4%  
 Miami-Dade: 3%

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

Midtown 4	65 days
Miami	84 days
Miami-Dade	81 days