

# Unit 206 - One Bay

206 - 455 NE 39 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11575331  
 Status: Active  
 Size: 1,645 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$1,375,000  
 List PPSF: \$836  
 Valuated Price: \$1,152,000  
 Valuated PPSF: \$700

*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.*

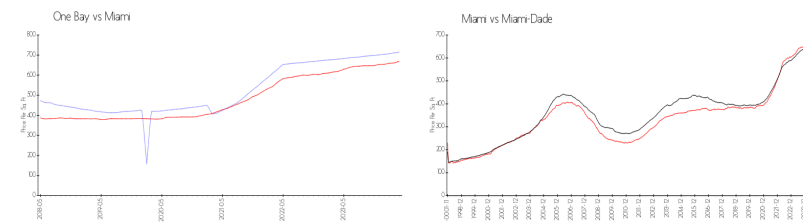
## Building Information

Number of units: 38  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,794 sq ft	Jan 2024	\$1,235,000	\$688
312	1,794 sq ft	Jun 2023	\$1,299,999	\$725

## Market Information



One Bay: \$715/sq. ft.  
 Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

One Bay: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

One Bay: 88 days  
 Miami: 84 days  
 Miami-Dade: 81 days

