

Unit 3106 - Neo Vertika

3106 - 690 1 Ct, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: RX-10935259
 Status: Active
 Size: 1,013 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces, Assigned, Covered, Garage - Building, Guest
 View: Bay, City, Ocean, River
 List Price: \$469,900
 List PPSF: \$464
 Valuated Price: \$425,000
 Valuated PPSF: \$490

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

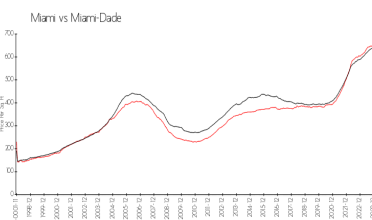
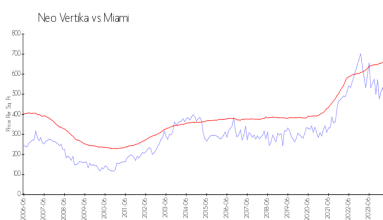
Neo Vertika Condo Association
 (786) 623-2250 & neovertika@miamimangement.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH112	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