

# Unit 3721 - One Miami

3721 - 325 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11574309  
 Status: Active  
 Size: 1,227 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$753,000  
 List PPSF: \$614  
 Valuated Price: \$728,000  
 Valuated PPSF: \$593

*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: 890  
 Number of active listings for rent: 56  
 Number of active listings for sale: 51  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 31  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

## Building Association Information

One Miami Master Association  
 (786) 425-1515

## Recent Sales

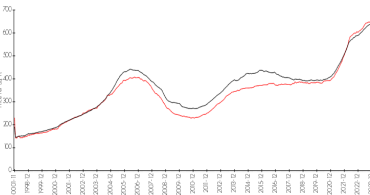
Unit #	Size	Closing Date	Sale Price	PPSF
2312	1,416 sq ft	Apr 2024	\$840,000	\$593
3012	1,416 sq ft	Mar 2024	\$825,000	\$583
3114	1,105 sq ft	Mar 2024	\$596,250	\$540
UPH22	1,169 sq ft	Mar 2024	\$740,000	\$633
3702	846 sq ft	Jan 2024	\$495,000	\$585
LPH-01	1,145 sq ft	Jan 2024	\$696,000	\$608

## Market Information

One Miami vs Miami



Miami vs Miami-Dade



One Miami: \$475/sq. ft.  
 Miami: \$669/sq. ft.

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

## Inventory for Sale

One Miami: 6%  
 Miami: 4%  
 Miami-Dade: 3%



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

One Miami	76 days
Miami	84 days
Miami-Dade	81 days