

# Unit 2809 - Blue

2809 - 601 NE 36 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11576829  
 Status: Active  
 Size: 1,158 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Bay  
 Rental Price: \$4,500  
 List PPSF: \$4  
 Valuated Price: \$685,000  
 Valuated PPSF: \$592

*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.*

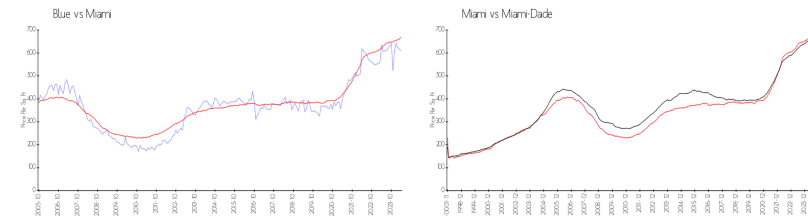
## Building Information

Number of units: 330  
 Number of active listings for rent: 8  
 Number of active listings for sale: 18  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

## Building Association Information

Blue condominium association inc  
 (786) 279-2583

## Market Information



Blue:	\$608/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Blue 5%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Blue 73 days  
 Miami 84 days  
 Miami-Dade 81 days

