Neo Vertika, Miami

Condos - closed sales October 2025 to September 2026 - live page: www.pbprealestate.com/condo-fees-miami/neo-vertika/

BY THE NUMBERS

Median listed association fee	**$892 / month equivalent**	8 active listings stating a fee
Miami median (same property type)	**$981 / month**	4658 city listings
For sale today	**8**	1 under contract
Median asking price	**$386,750**	asking range $315,000 to $729,999
Closed sales, October 2025 to September 2026	**15**	2 so far this month
Median sold price, same 12 months	**$440,000**	sold range $315,000 to $700,000
Sold price vs original asking	**95.8%**	median across closed sales
Median recorded days on market (closed)	**79**	MLS cumulative days
Cash purchases	**20%**	of closed sales
Year built (listings)	**2006 to 2016**	median 2006
Months of supply	**6.4**	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Structure maintenance (6 of 7 listings stating inclusions)
- Trash (6 of 7 listings stating inclusions)
- Common areas (5 of 7 listings stating inclusions)
- Sewer (5 of 7 listings stating inclusions)
- Water (5 of 7 listings stating inclusions)
- Security (4 of 7 listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 3 listings state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 1.5 mi
- Hospital: 1.1 mi (Select Specialty Hospital - Miami)
- Golf: 4.3 mi (Crandon Park Golf Course)
- Rail station: 0.3 mi (Fifth Street)
- Marina: 1 mi (Miamarina)
- Within 1 mile: 92 restaurants, 18 tennis courts, 17 parks, 9 grocery stores, 7 playgrounds

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Neo Vertika? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at /condo-fees-miami/neo-vertika/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of October 18, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Neo Vertika after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.