

# Unit 2612 - 900 Biscayne Bay

2612 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11567571
Status:	Active
Size:	1,237 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$795,000
List PPSF:	\$643
Valuated Price:	\$626,000
Valuated PPSF:	\$506

*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:	509
Number of active listings for rent:	44
Number of active listings for sale:	25
Building inventory for sale:	4%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

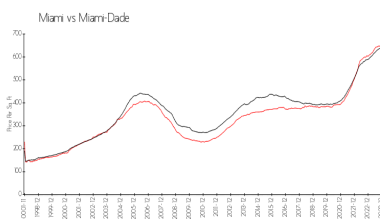
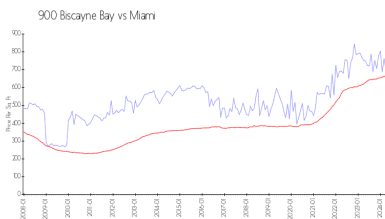
## Building Association Information

900 Biscayne Bay Condominium Association, Inc  
786-206-6781

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2506	2,145 sq ft	Apr 2024	\$1,750,000	\$816
3307	938 sq ft	Apr 2024	\$720,000	\$768
905	1,620 sq ft	Apr 2024	\$1,150,000	\$710
3912	1,237 sq ft	Mar 2024	\$815,000	\$659
4403	912 sq ft	Mar 2024	\$695,000	\$762
3302	1,575 sq ft	Mar 2024	\$1,150,000	\$730

## Market Information



900 Biscayne Bay:	\$697/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

900 Biscayne Bay	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

900 Biscayne Bay  
Miami  
Miami-Dade

95 days  
84 days  
81 days