

# Unit 4502 - 50 Biscayne

4502 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11572628  
 Status: Active Under Contract  
 Size: 1,789 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$643  
 Valuated Price: \$1,317,000  
 Valuated PPSF: \$736

*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: 528  
 Number of active listings for rent: 45  
 Number of active listings for sale: 15  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

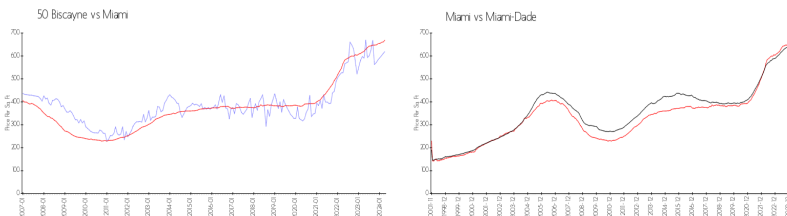
## Building Association Information

50 Biscayne Association  
 50 Biscayne Blvd, Miami, FL 33132  
 786-691-2031

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3607	700 sq ft	Apr 2024	\$460,000	\$657
1802	1,789 sq ft	Apr 2024	\$1,100,000	\$615
5204	1,357 sq ft	Apr 2024	\$925,000	\$682
803	501 sq ft	Mar 2024	\$347,500	\$694
3904	1,358 sq ft	Nov 2023	\$715,000	\$527
911	501 sq ft	Nov 2023	\$318,000	\$635
3708	1,357 sq ft	Nov 2023	\$850,000	\$626

## Market Information



50 Biscayne:	\$620/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

50 Biscayne: 3%  
 Miami: 4%  
 Miami-Dade: 3%



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

50 Biscayne	60 days
Miami	84 days
Miami-Dade	81 days