

# 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:	\$1,271,000
Valuated PPSF:	\$710

*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:	16
Building inventory for sale:	3%
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

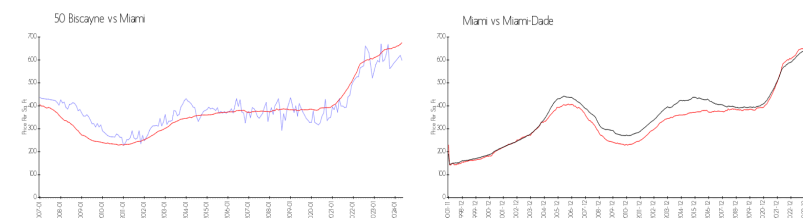
## Building Association Information

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

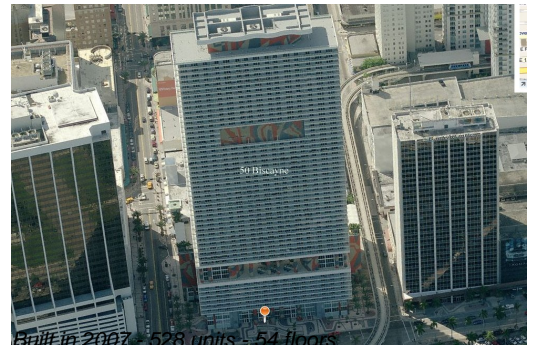
## Market Information



50 Biscayne:	\$598/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/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	83 days
Miami-Dade	81 days