

# Unit 4203 - Ten Museum Park

4203 - 1040 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11245847  
 Status: Pending  
 Size: 3,986 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$3,749,000  
 List PPSF: \$941  
 Valuated Price: \$4,150,000  
 Valuated PPSF: \$1,041

*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: 200  
 Number of active listings for rent: 16  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 3

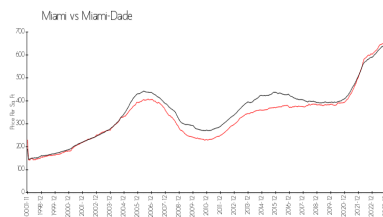
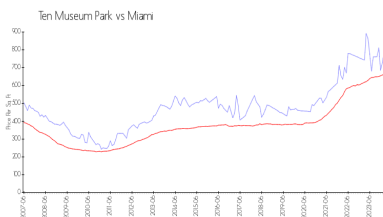
## Building Association Information

Ten Museum Park Condominium Association  
 (305) 358-8631

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	1,735 sq ft	Mar 2024	\$1,875,000	\$1,081
3307	1,123 sq ft	Mar 2024	\$745,000	\$663
2508	808 sq ft	Jan 2024	\$516,500	\$639
3402	1,802 sq ft	Jan 2024	\$1,500,000	\$832
4207	2,581 sq ft	Dec 2023	\$1,899,000	\$736
4008	808 sq ft	Dec 2023	\$529,000	\$655

## Market Information



Ten Museum Park: \$854/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Ten Museum Park 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Built in 2007 - 200 units - 48 floors

Ten Museum Park  
Miami  
Miami-Dade

59 days  
85 days  
80 days