

Unit 4203 - Ten Museum Park

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

Unit Information

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|-----------------|--------------------------------|
| 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: | \$3,623,000 |
| Valuated PPSF: | \$909 |

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

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|--|-----|
| 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: | 16 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 2 |

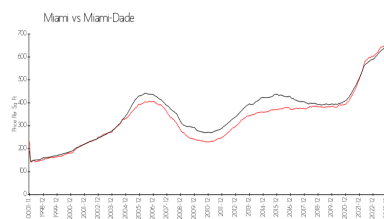
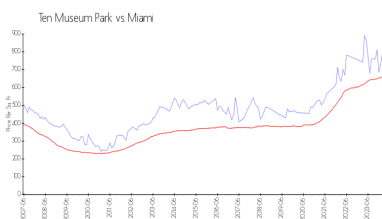
Building Association Information

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: | \$745/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/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 | 61 days |
| Miami | 84 days |
| Miami-Dade | 81 days |