

Unit 6209 - 900 Biscayne Bay

6209 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11283161
Status:	Active
Size:	2,577 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Other Parking
View:	
List Price:	\$1,960,000
List PPSF:	\$761
Valuated Price:	\$2,097,000
Valuated PPSF:	\$814

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:	24
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

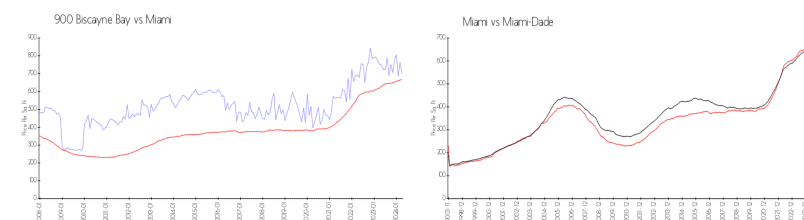
Building Association Information

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
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:	\$704/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in 2008 - 516 units - 63 floors

900 Biscayne Bay

Miami

Miami-Dade

93 days

84 days

81 days