

Unit T-2205 - Met 1

T-2205 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11420152 |
| Status: | Active |
| Size: | 733 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$439,000 |
| List PPSF: | \$599 |
| Valuated Price: | \$401,000 |
| Valuated PPSF: | \$547 |

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.

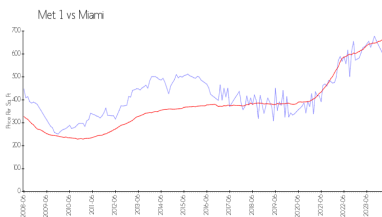
Building Information

| | |
|--|-----|
| Number of units: | 447 |
| Number of active listings for rent: | 24 |
| Number of active listings for sale: | 31 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 19 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 2 |

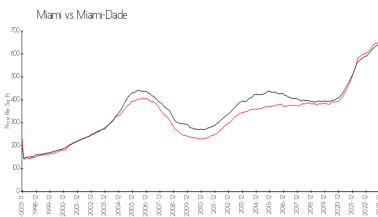
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|----------|-------------|--------------|------------|-------|
| 3501 | 790 sq ft | Apr 2024 | \$430,000 | \$544 |
| T-2114 | 1,006 sq ft | Apr 2024 | \$645,000 | \$641 |
| 1706 | 1,005 sq ft | Feb 2024 | \$680,000 | \$677 |
| L-414 | 891 sq ft | Jan 2024 | \$529,000 | \$594 |
| L-814 | 891 sq ft | Dec 2023 | \$529,000 | \$594 |
| Loft 408 | 760 sq ft | Dec 2023 | \$450,000 | \$592 |

Market Information



Met 1: \$572/sq. ft.
Miami: \$669/sq. ft.



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

Inventory for Sale

| | |
|------------|----|
| Met 1 | 7% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| Met 1 | 54 days |
| Miami | 84 days |
| Miami-Dade | 81 days |



Built in 2008 - 447 units - 40 floors