

# Unit 4407 - Biscayne Beach

4407 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11421337
Status:	Pending
Size:	1,868 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$2,346,000
List PPSF:	\$1,256
Valuated Price:	\$1,871,000
Valuated PPSF:	\$1,002

*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:	391
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	4%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

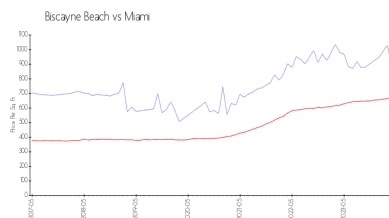
## Building Association Information

Biscayne Beach  
Address: 2900 NE 7th Ave,  
Miami, FL 33137  
Phone: +1 305-356-7443

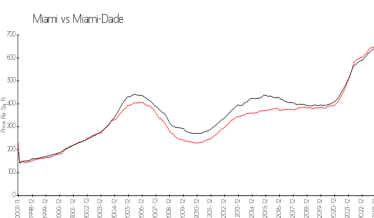
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3001	1,060 sq ft	Apr 2024	\$770,000	\$726
4304	1,162 sq ft	Apr 2024	\$1,150,000	\$990
2905	1,223 sq ft	Apr 2024	\$1,100,000	\$899
1009	944 sq ft	Mar 2024	\$680,000	\$720
2502	1,698 sq ft	Mar 2024	\$1,687,500	\$994

## Market Information



Biscayne Beach: \$857/sq. ft.  
Miami: \$669/sq. ft.



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

## Inventory for Sale

Biscayne Beach	5%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Biscayne Beach	106 days
Miami	84 days
Miami-Dade	81 days