

# Unit 1706 - Ten Museum Park

1706 - 1040 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11434937
Status:	Active
Size:	1,123 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$722,000
List PPSF:	\$643
Valuated Price:	\$651,000
Valuated PPSF:	\$580

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

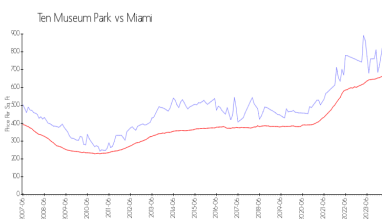
## Building Association Information

Ten Museum Park Condominium Association  
(305) 358-8631

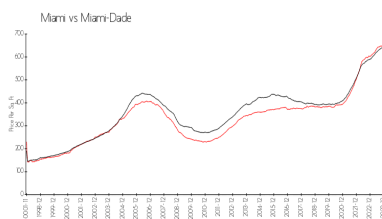
## Recent Sales

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