

# Unit 1609 - Biscayne Beach

1609 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11452655
Status:	Active
Size:	944 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$790,000
List PPSF:	\$837
Valuated Price:	\$622,000
Valuated PPSF:	\$659

*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

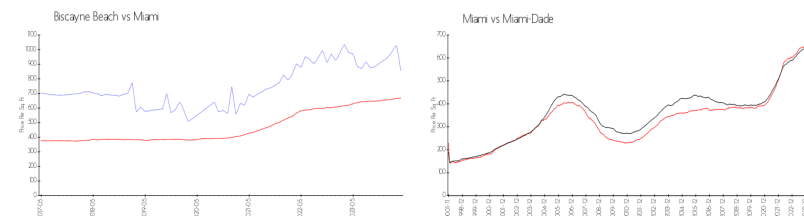
## Building Association Information

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.

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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