

Unit 1106 - 23 Biscayne Bay

1106 - 601 NE 23 St, Edgewater, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11453475
Status:	Active
Size:	1,146 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$545,000
List PPSF:	\$476
Valuated Price:	\$531,000
Valuated PPSF:	\$463

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:	96
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

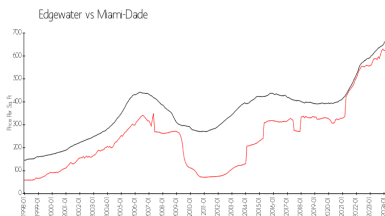
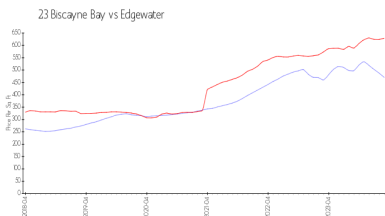
Building Association Information

23 Biscayne Bay Condo
 Address: 601 NE 23rd St,
 Miami, FL 33137
 Phone: +1 305-438-9220

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	1,146 sq ft	Apr 2024	\$555,000	\$484
1003	1,320 sq ft	Apr 2024	\$570,000	\$432
TH5	1,355 sq ft	Feb 2024	\$650,000	\$480
1507	663 sq ft	Nov 2023	\$400,000	\$603
904	953 sq ft	Jun 2023	\$475,000	\$498

Market Information



23 Biscayne Bay: \$470/sq. ft.
 Edgewater: \$629/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

23 Biscayne Bay	5%
Edgewater	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

23 Biscayne Bay	34 days
Edgewater	89 days
Miami-Dade	81 days