

# Unit 806 - 23 Biscayne Bay

806 - 601 NE 23 St, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11466335  
 Status: Active  
 Size: 1,146 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$462  
 Valuated Price: \$516,000  
 Valuated PPSF: \$450

*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

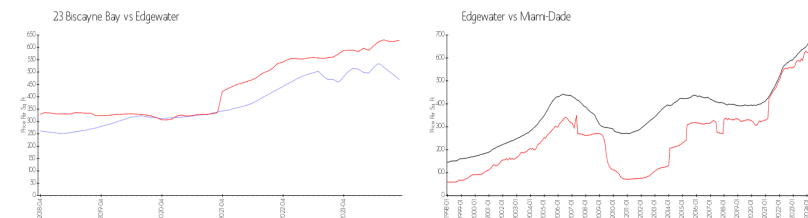
## Building Association Information

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

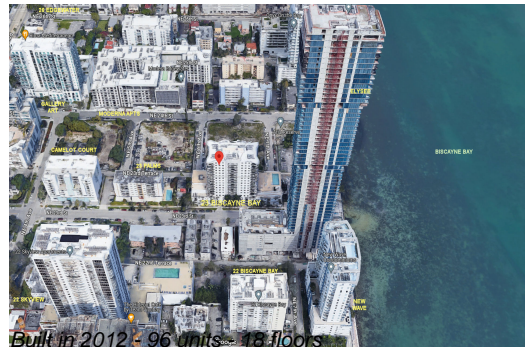
## Market Information



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