

# Unit L-826 - Met 1

L-826 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11466436
Status:	Active
Size:	762 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$495,000
List PPSF:	\$650
Valuated Price:	\$363,000
Valuated PPSF:	\$476

*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.*

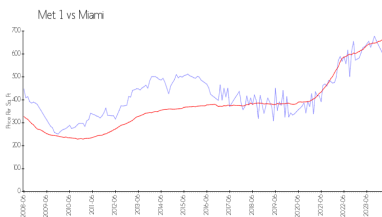
## Building Information

Number of units:	447
Number of active listings for rent:	24
Number of active listings for sale:	31
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

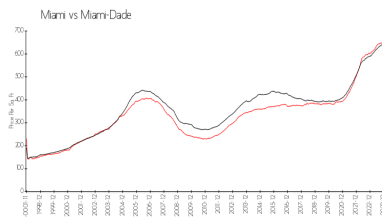
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3501	790 sq ft	Apr 2024	\$430,000	\$544
T-2114	1,006 sq ft	Apr 2024	\$645,000	\$641
1706	1,005 sq ft	Feb 2024	\$680,000	\$677
L-414	891 sq ft	Jan 2024	\$529,000	\$594
L-814	891 sq ft	Dec 2023	\$529,000	\$594
Loft 408	760 sq ft	Dec 2023	\$450,000	\$592

## Market Information



Met 1:	\$572/sq. ft.
Miami:	\$669/sq. ft.



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

## Inventory for Sale

Met 1	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Met 1	54 days
Miami	84 days
Miami-Dade	81 days

