

# Unit 2901 - Marina Blue

2901 - 888 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11469956
Status:	Pending
Size:	1,315 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$847,960
List PPSF:	\$645
Valuated Price:	\$786,000
Valuated PPSF:	\$598

*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:	514
Number of active listings for rent:	36
Number of active listings for sale:	10
Building inventory for sale:	1%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

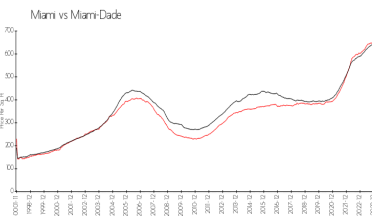
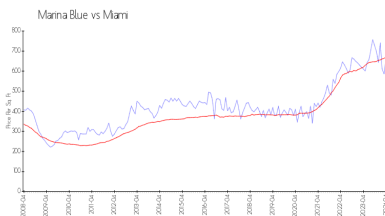
## Building Association Information

Marina Blue Condominium  
(305) 347-5340

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4809	1,754 sq ft	Apr 2024	\$1,270,000	\$724
4104	1,208 sq ft	Apr 2024	\$725,000	\$600
1804	1,208 sq ft	Apr 2024	\$715,000	\$592
3504	1,208 sq ft	Mar 2024	\$677,000	\$560
4209	1,323 sq ft	Feb 2024	\$825,000	\$624

## Market Information



Marina Blue:	\$664/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Marina Blue	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Marina Blue	91 days
Miami	84 days
Miami-Dade	81 days