

# Unit TH-102 - Biscayne Beach

TH-102 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | A11481860                      |
| Status:         | Active Under Contract          |
| Size:           | 1,166 Sq ft.                   |
| Bedrooms:       | 2                              |
| Full Bathrooms: | 2                              |
| Half Bathrooms: |                                |
| Parking Spaces: | 2 Or More Spaces,Valet Parking |
| View:           |                                |
| List Price:     | \$750,000                      |
| List PPSF:      | \$643                          |
| Valuated Price: | \$529,000                      |
| Valuated PPSF:  | \$454                          |

*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   |

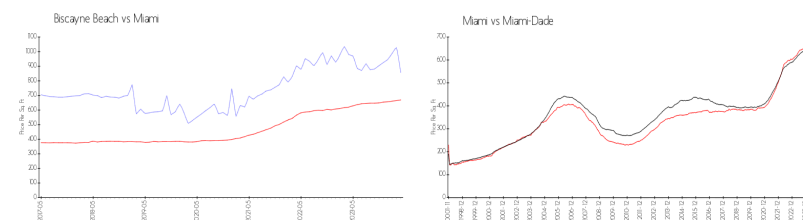
## Building Association Information

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% |



Built in 2017 - 391 units - 52 floors

**Avg. Time to Close Over Last 12 Months**

|                |          |
|----------------|----------|
| Biscayne Beach | 106 days |
| Miami          | 84 days  |
| Miami-Dade     | 81 days  |