

# Unit 3703 - Biscayne Beach

3703 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11493282
Status:	Active
Size:	1,137 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,050,000
List PPSF:	\$923
Valuated Price:	\$1,274,000
Valuated PPSF:	\$1,120

*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:	6

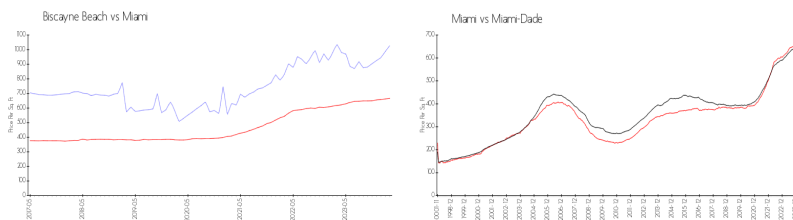
## Building Association Information

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: \$1027/sq. ft.  
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Biscayne Beach	5%
Miami	4%
Miami-Dade	3%



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

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