

Unit 306 - 1800 Biscayne Plaza

306 - 275 NE 18 St, Edgewater, FL, Miami-Dade 33132

Unit Information

MLS Number: A11506947
 Status: Active
 Size: 1,171 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking
 View:
 List Price: \$480,000
 List PPSF: \$410
 Valuated Price: \$456,000
 Valuated PPSF: \$389

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: 195
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

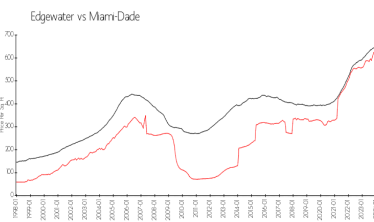
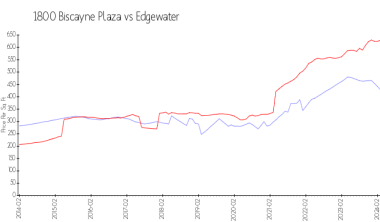
1800 Biscayne Plaza Condo Assn Inc
 Managed By Castle Management
 275 NE 18th St
 Miami FL 33132
 (305) 789-3883
 (305) 579-5353

<http://1800biscayne.com/Page/16>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,051 sq ft	Apr 2024	\$450,000	\$428
508	593 sq ft	Feb 2024	\$288,000	\$486
408	593 sq ft	Dec 2023	\$280,000	\$472
PH-01	734 sq ft	Dec 2023	\$375,000	\$511
2001	734 sq ft	Oct 2023	\$345,000	\$470
1203	1,040 sq ft	Oct 2023	\$465,000	\$447

Market Information



1800 Biscayne Plaza: \$429/sq. ft.
 Edgewater: \$629/sq. ft.
 Edgewater: \$629/sq. ft.
 Miami-Dade: \$703/sq. ft.



Inventory for Sale

1800 Biscayne Plaza	4%
Edgewater	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

1800 Biscayne Plaza	62 days
Edgewater	89 days
Miami-Dade	81 days