

# Unit 10F - Jockey Club 2

10F - 11111 bis Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11515121  
 Status: Active  
 Size: 1,353 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Guest Parking,Valet Parking  
 View:  
 List Price: \$385,000  
 List PPSF: \$285  
 Valuated Price: \$315,000  
 Valuated PPSF: \$233

*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: 90  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

Jockey Club Maintenance Association Inc  
 11111 Biscayne Blvd, Miami, FL 33181  
 (305) 891-2728

## Recent Sales

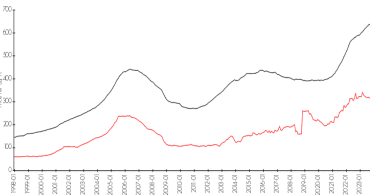
Unit #	Size	Closing Date	Sale Price	PPSF
12B	1,754 sq ft	Feb 2024	\$442,000	\$252
1D	1,353 sq ft	Feb 2024	\$325,000	\$240
9G (925)	1,353 sq ft	Oct 2023	\$345,000	\$255
8G	1,353 sq ft	Oct 2023	\$275,000	\$203
6A (622)	1,353 sq ft	Jul 2023	\$290,000	\$214

## Market Information

Jockey Club 2 vs North Miami Beach



North Miami Beach vs Miami-Dade

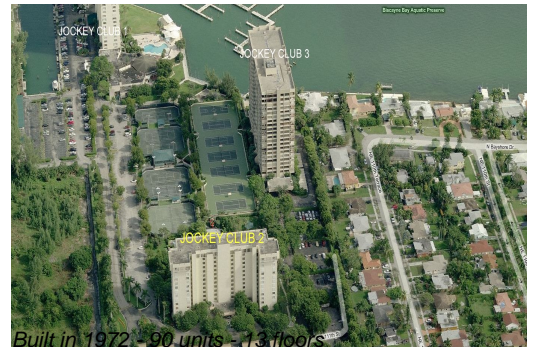


Jockey Club 2: \$233/sq. ft.  
 North Miami Beach: \$338/sq. ft.

North Miami Beach: \$338/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Jockey Club 2: 10%  
 North Miami Beach: 8%  
 Miami-Dade: 3%



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

Jockey Club 2	103 days
North Miami Beach	118 days
Miami-Dade	81 days