

# Unit 10B - Jockey Club 1

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

## Unit Information

MLS Number:	A11518434
Status:	Pending
Size:	1,812 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$349,000
List PPSF:	\$193
Valuated Price:	\$633,000
Valuated PPSF:	\$349



*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:	167
Number of active listings for rent:	3
Number of active listings for sale:	24
Building inventory for sale:	14%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

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

## Recent Sales

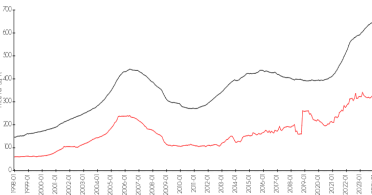
Unit #	Size	Closing Date	Sale Price	PPSF
1F	782 sq ft	Mar 2024	\$221,000	\$283
1C	670 sq ft	Jan 2024	\$265,000	\$396
12H	861 sq ft	Sep 2023	\$205,000	\$238
19E	1,377 sq ft	Sep 2023	\$345,000	\$251
15D	1,358 sq ft	Aug 2023	\$340,000	\$250
20H (2000)	861 sq ft	Aug 2023	\$235,000	\$273

## Market Information

Jockey Club 1 vs North Miami Beach



North Miami Beach vs Miami-Dade



Jockey Club 1: \$309/sq. ft.  
 North Miami Beach: \$338/sq. ft.

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

## Inventory for Sale

Jockey Club 1	14%
North Miami Beach	8%
Miami-Dade	3%

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

Jockey Club 1	76 days
North Miami Beach	118 days
Miami-Dade	81 days