

# Unit PH5 - Jockey Club 3

PH5 - 11111 ter Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11520913
Status:	Active
Size:	4,026 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$2,200,000
List PPSF:	\$546
Valuated Price:	\$1,240,000
Valuated PPSF:	\$308



*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:	148
Number of active listings for rent:	2
Number of active listings for sale:	11
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

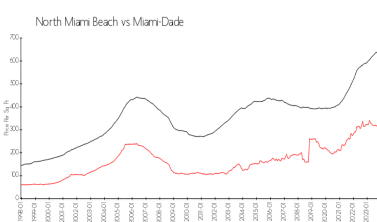
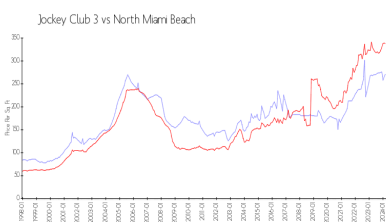
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1751	2,215 sq ft	Apr 2024	\$570,000	\$257
551	2,215 sq ft	Mar 2024	\$485,000	\$219
1754	1,638 sq ft	Jan 2024	\$405,000	\$247
1054	1,638 sq ft	Oct 2023	\$409,000	\$250
758	2,749 sq ft	Jun 2023	\$650,000	\$236
357	2,749 sq ft	Jun 2023	\$690,000	\$251
1252	2,215 sq ft	Jun 2023	\$455,000	\$205

## Market Information



Jockey Club 3:	\$271/sq. ft.	North Miami Beach:	\$338/sq. ft.
North Miami Beach:	\$338/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Jockey Club 3	7%
North Miami Beach	8%
Miami-Dade	3%

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

Jockey Club 3	53 days
North Miami Beach	118 days
Miami-Dade	81 days