

Unit 412 - Biscayne Beach Club

412 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11523797
Status:	Active
Size:	588 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Open Space Parking
View:	
List Price:	\$250,000
List PPSF:	\$425
Valuated Price:	\$198,000
Valuated PPSF:	\$337

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:	232
Number of active listings for rent:	12
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

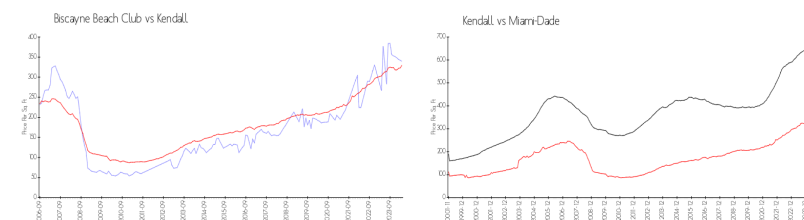
Building Association Information

Biscayne Beach Club Condo Association
15600 SW 104th Ter, Miami, FL 33196
(305) 960-7802

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6211	588 sq ft	Mar 2024	\$225,000	\$383
1022	1,053 sq ft	Feb 2024	\$280,000	\$266
321	747 sq ft	Oct 2023	\$255,000	\$341
8211	588 sq ft	Oct 2023	\$220,000	\$374
1216	588 sq ft	Sep 2023	\$225,000	\$383

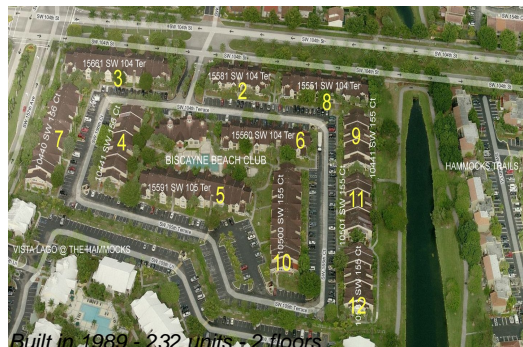
Market Information



Biscayne Beach Club:	\$339/sq. ft.	Kendall:	\$330/sq. ft.
Kendall:	\$330/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Biscayne Beach Club	1%
Kendall	0%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Biscayne Beach Club	24 days
Kendall	25 days
Miami-Dade	81 days