

# 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: \$166,000  
 Valuated PPSF: \$282

*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

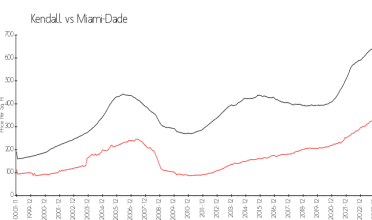
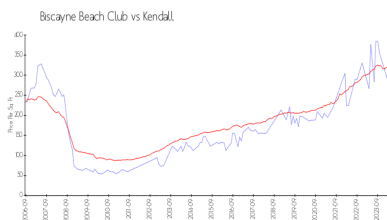
## Building Association Information

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:	\$285/sq. ft.	Kendall:	\$319/sq. ft.
Kendall:	\$319/sq. ft.	Miami-Dade:	\$703/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	27 days
Miami-Dade	81 days