

# Unit 803 - 1800 Biscayne Plaza

803 - 275 NE 18 St, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11531240  
 Status: Active  
 Size: 1,040 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$397,000  
 List PPSF: \$382  
 Valuated Price: \$425,000  
 Valuated PPSF: \$409

*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: 195  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

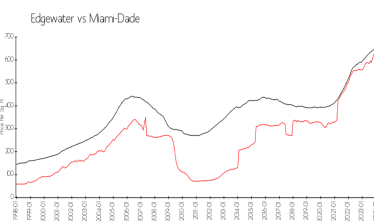
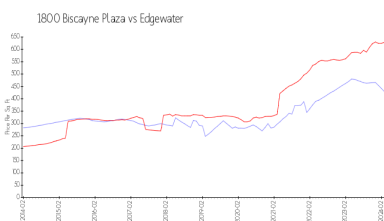
1800 Biscayne Plaza Condo Assn Inc  
 Managed By Castle Management  
 275 NE 18th St  
 Miami FL 33132  
 (305) 789-3883  
 (305) 579-5353

<http://1800biscayne.com/Page/16>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1002   | 1,051 sq ft | Apr 2024     | \$450,000  | \$428 |
| 508    | 593 sq ft   | Feb 2024     | \$288,000  | \$486 |
| 408    | 593 sq ft   | Dec 2023     | \$280,000  | \$472 |
| PH-01  | 734 sq ft   | Dec 2023     | \$375,000  | \$511 |
| 2001   | 734 sq ft   | Oct 2023     | \$345,000  | \$470 |
| 1203   | 1,040 sq ft | Oct 2023     | \$465,000  | \$447 |

## Market Information



|                      |               |             |               |
|----------------------|---------------|-------------|---------------|
| 1800 Biscayne Plaza: | \$429/sq. ft. | Edgewater:  | \$629/sq. ft. |
| Edgewater:           | \$629/sq. ft. | Miami-Dade: | \$703/sq. ft. |



### **Inventory for Sale**

|                     |    |
|---------------------|----|
| 1800 Biscayne Plaza | 4% |
| Edgewater           | 4% |
| Miami-Dade          | 3% |

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

|                     |         |
|---------------------|---------|
| 1800 Biscayne Plaza | 62 days |
| Edgewater           | 89 days |
| Miami-Dade          | 81 days |