

# Unit 12G - Jockey Club 2

12G - 11111 bis Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11539441
Status:	Active
Size:	1,353 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking
View:	
List Price:	\$339,000
List PPSF:	\$251
Valuated Price:	\$293,000
Valuated PPSF:	\$217

*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:	90
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	10%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

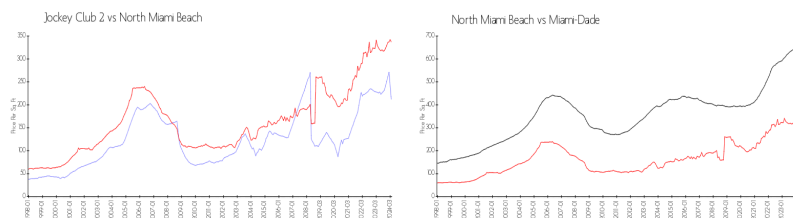
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12B	1,754 sq ft	Feb 2024	\$442,000	\$252
1D	1,353 sq ft	Feb 2024	\$325,000	\$240
9G (925)	1,353 sq ft	Oct 2023	\$345,000	\$255
8G	1,353 sq ft	Oct 2023	\$275,000	\$203
6A (622)	1,353 sq ft	Jul 2023	\$290,000	\$214

## Market Information

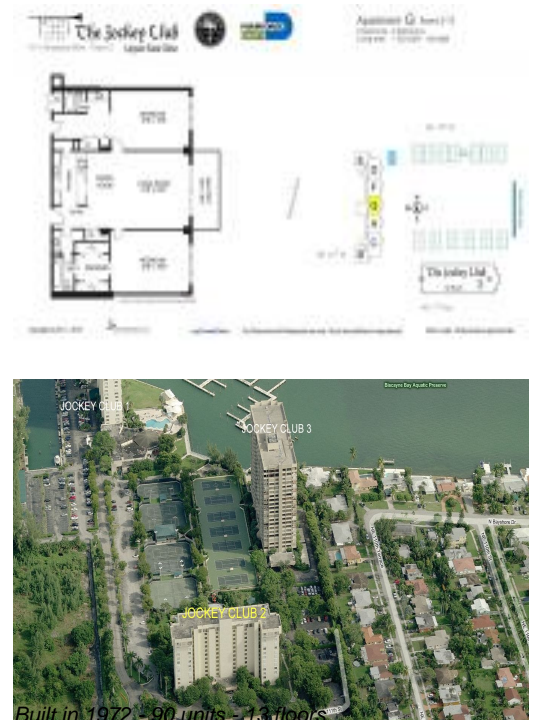


Jockey Club 2:	\$212/sq. ft.	North Miami Beach:	\$337/sq. ft.
North Miami Beach:	\$337/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Jockey Club 2	10%
North Miami Beach	8%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Jockey Club 2	98 days
North Miami Beach	116 days
Miami-Dade	81 days