

# Unit 3406 - 900 Biscayne Bay

3406 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11540826
Status:	Active
Size:	2,145 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$2,399,000
List PPSF:	\$1,118
Valuated Price:	\$1,715,000
Valuated PPSF:	\$800

*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:	509
Number of active listings for rent:	44
Number of active listings for sale:	25
Building inventory for sale:	4%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

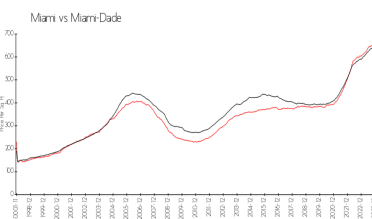
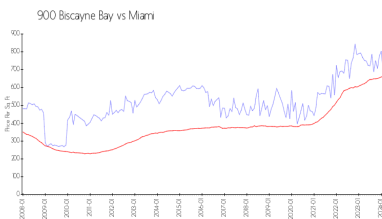
## Building Association Information

900 Biscayne Bay Condominium Association, Inc  
786-206-6781

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2506	2,145 sq ft	Apr 2024	\$1,750,000	\$816
905	1,620 sq ft	Apr 2024	\$1,150,000	\$710
3912	1,237 sq ft	Mar 2024	\$815,000	\$659
4403	912 sq ft	Mar 2024	\$695,000	\$762
3302	1,575 sq ft	Mar 2024	\$1,150,000	\$730

## Market Information



900 Biscayne Bay:	\$761/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

900 Biscayne Bay	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



900 Biscayne Bay  
Miami  
Miami-Dade

93 days  
84 days  
81 days