

Unit T-3107 - Met 1

T-3107 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131



Unit Information

MLS Number: A11543891
 Status: Active
 Size: 733 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$424,900
 List PPSF: \$580
 Valuated Price: \$440,000
 Valuated PPSF: \$600

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.



Built in 2008 - 447 Units - 40 floors

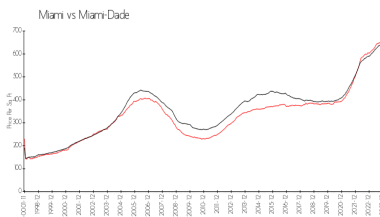
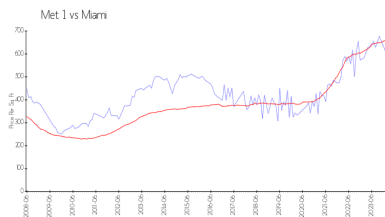
Building Information

Number of units: 447
 Number of active listings for rent: 24
 Number of active listings for sale: 31
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3501	790 sq ft	Apr 2024	\$430,000	\$544
T-2114	1,006 sq ft	Apr 2024	\$645,000	\$641
1706	1,005 sq ft	Feb 2024	\$680,000	\$677
L-414	891 sq ft	Jan 2024	\$529,000	\$594
L-814	891 sq ft	Dec 2023	\$529,000	\$594
Loft 408	760 sq ft	Dec 2023	\$450,000	\$592

Market Information



Met 1: \$574/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Met 1: 7%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Met 1: 54 days
 Miami: 84 days
 Miami-Dade: 81 days