

Unit TH3 - 23 Biscayne Bay

TH3 - 601 NE 23 St, Edgewater, FL, Miami-Dade 33137

Unit Information

MLS Number: A11552265
 Status: Active
 Size: 1,876 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$944,000
 List PPSF: \$503
 Valuated Price: \$748,000
 Valuated PPSF: \$399

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: 96
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

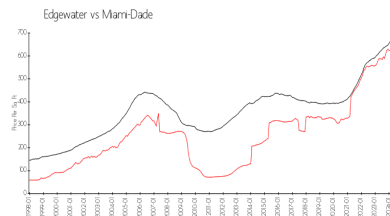
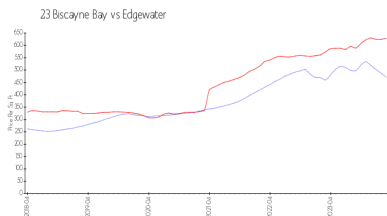
Building Association Information

23 Biscayne Bay Condo
 Address: 601 NE 23rd St,
 Miami, FL 33137
 Phone: +1 305-438-9220

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1006	1,146 sq ft	Apr 2024	\$555,000	\$484
1003	1,320 sq ft	Apr 2024	\$570,000	\$432
TH5	1,355 sq ft	Feb 2024	\$650,000	\$480
1507	663 sq ft	Nov 2023	\$400,000	\$603
904	953 sq ft	Jun 2023	\$475,000	\$498

Market Information



23 Biscayne Bay: \$470/sq. ft.
 Edgewater: \$629/sq. ft.

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 Miami-Dade: \$703/sq. ft.

Inventory for Sale

23 Biscayne Bay: 5%
 Edgewater: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

23 Biscayne Bay	34 days
Edgewater	89 days
Miami-Dade	81 days