

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:	\$767,000
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:	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:	3
Number of sales over the last 3 months:	2

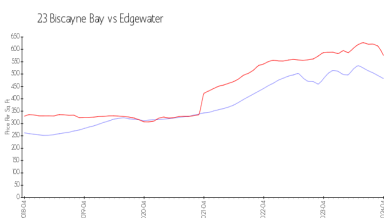
Building Association Information

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

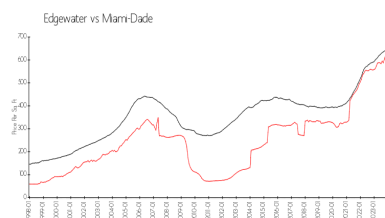
Recent Sales

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



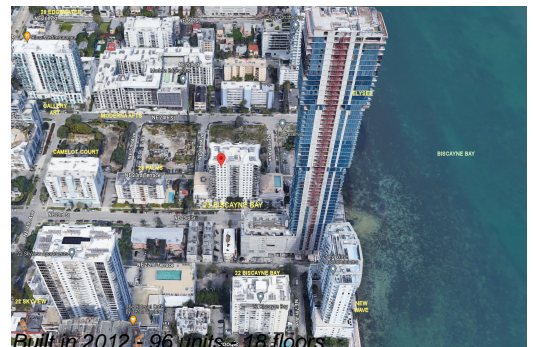
23 Biscayne Bay: \$482/sq. ft.
Edgewater: \$576/sq. ft.



Edgewater: \$576/sq. ft.
Miami-Dade: \$698/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	29 days
Edgewater	90 days
Miami-Dade	81 days