

Unit 2304 - 50 Biscayne

2304 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11554392
Status:	Active
Size:	1,357 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$849,000
List PPSF:	\$626
Valuated Price:	\$843,000
Valuated PPSF:	\$621

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:	528
Number of active listings for rent:	45
Number of active listings for sale:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

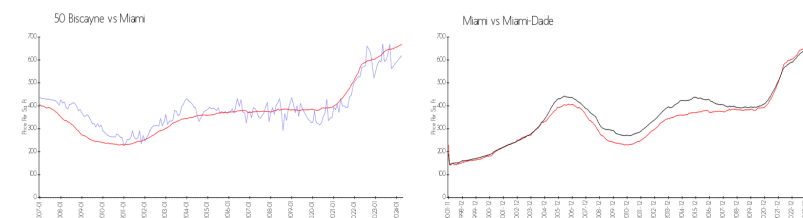
Building Association Information

50 Biscayne Association
50 Biscayne Blvd, Miami, FL 33132
786-691-2031

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3607	700 sq ft	Apr 2024	\$460,000	\$657
1802	1,789 sq ft	Apr 2024	\$1,100,000	\$615
5204	1,357 sq ft	Apr 2024	\$925,000	\$682
803	501 sq ft	Mar 2024	\$347,500	\$694
3904	1,358 sq ft	Nov 2023	\$715,000	\$527
911	501 sq ft	Nov 2023	\$318,000	\$635
3708	1,357 sq ft	Nov 2023	\$850,000	\$626

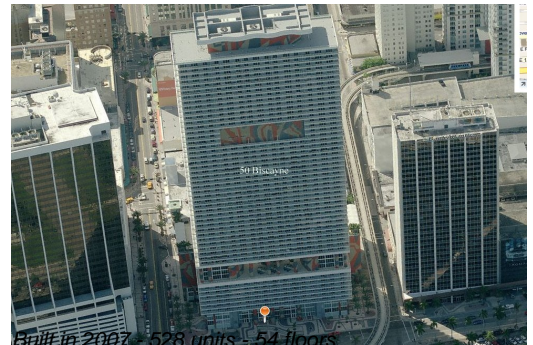
Market Information



50 Biscayne:	\$620/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

50 Biscayne	2%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

50 Biscayne	61 days
Miami	84 days
Miami-Dade	81 days