

# 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: 7  
 Number of sales over the last 3 months: 4

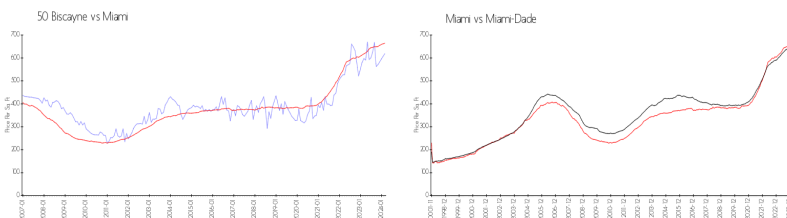
## Building Association Information

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

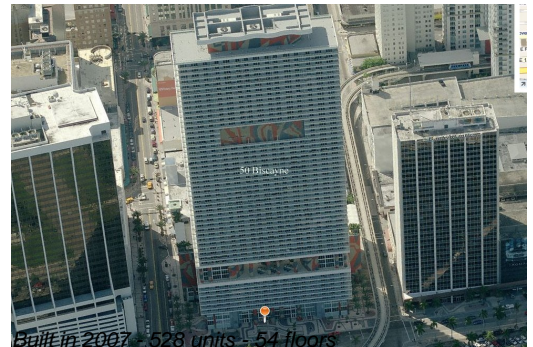
## Market Information



50 Biscayne: \$620/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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



**Avg. Time to Close Over Last 12 Months**

50 Biscayne	60 days
Miami	84 days
Miami-Dade	81 days