

# Unit 1005 - 1800 Biscayne Plaza

1005 - 275 NE 18 St, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11565948  
 Status: Active  
 Size: 1,057 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$480,000  
 List PPSF: \$454  
 Valuated Price: \$453,000  
 Valuated PPSF: \$429

*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: 195  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

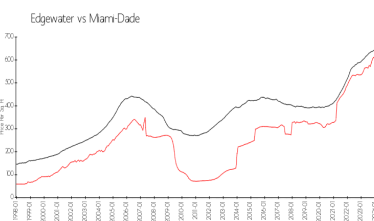
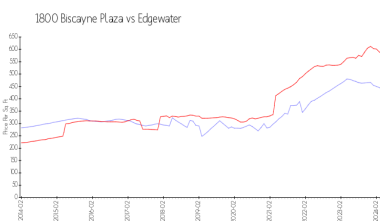
1800 Biscayne Plaza Condo Assn Inc  
 Managed By Castle Management  
 275 NE 18th St  
 Miami FL 33132  
 (305) 789-3883  
 (305) 579-5353

<http://1800biscayne.com/Page/16>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,051 sq ft	Apr 2024	\$450,000	\$428
508	593 sq ft	Feb 2024	\$288,000	\$486
408	593 sq ft	Dec 2023	\$280,000	\$472
PH-01	734 sq ft	Dec 2023	\$375,000	\$511
2001	734 sq ft	Oct 2023	\$345,000	\$470
1203	1,040 sq ft	Oct 2023	\$465,000	\$447

## Market Information



1800 Biscayne Plaza: \$440/sq. ft.  
 Edgewater: \$581/sq. ft.  
 Edgewater: \$581/sq. ft.  
 Miami-Dade: \$694/sq. ft.



### **Inventory for Sale**

1800 Biscayne Plaza	3%
Edgewater	4%
Miami-Dade	3%

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

1800 Biscayne Plaza	62 days
Edgewater	88 days
Miami-Dade	81 days