

# Unit 1502 - 23 Biscayne Bay

1502 - 601 NE 23 St, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11566157  
 Status: Active  
 Size: 1,146 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Assigned Parking  
 View:  
 Rental Price: \$3,900  
 List PPSF: \$3  
 Valuated Price: \$567,000  
 Valuated PPSF: \$495

*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.*

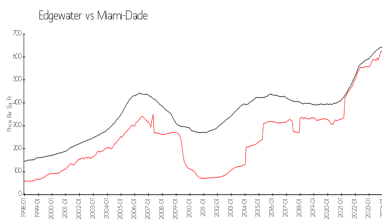
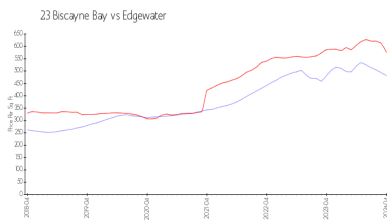
## Building Information

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

## 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

