

# Unit 209 - Byron Bay

209 - 8201 Byron Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11569208  
Status: Active  
Size: 1,132 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
View:  
List Price: \$395,000  
List PPSF: \$349  
Valuated Price: \$400,000  
Valuated PPSF: \$353

*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.*

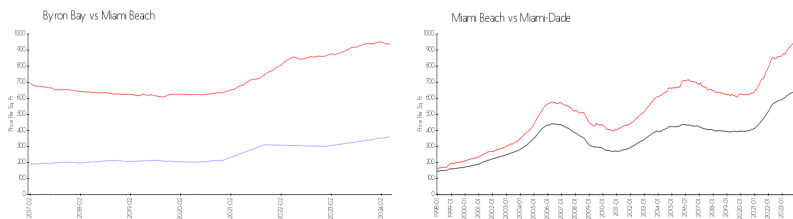
## Building Information

Number of units: 36  
Number of active listings for rent: 0  
Number of active listings for sale: 3  
Building inventory for sale: 8%  
Number of sales over the last 12 months: 1  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 509    | 1,132 sq ft | Jan 2024     | \$480,000  | \$424 |

## Market Information



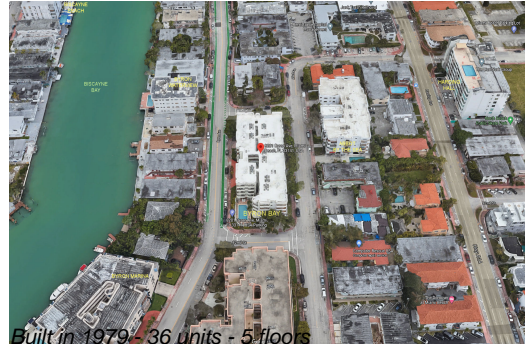
|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Byron Bay:   | \$359/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Byron Bay   | 8% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |

## Avg. Time to Close Over Last 12 Months

|             |         |
|-------------|---------|
| Byron Bay   | 92 days |
| Miami Beach | 97 days |
| Miami-Dade  | 81 days |



Built in 1979 - 36 units - 5 floors