

Unit 3401 - Biscayne Beach

3401 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11575199
 Status: Active
 Size: 1,060 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$840,000
 List PPSF: \$792
 Valuated Price: \$972,000
 Valuated PPSF: \$917

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: 391
 Number of active listings for rent: 0
 Number of active listings for sale: 20
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 4

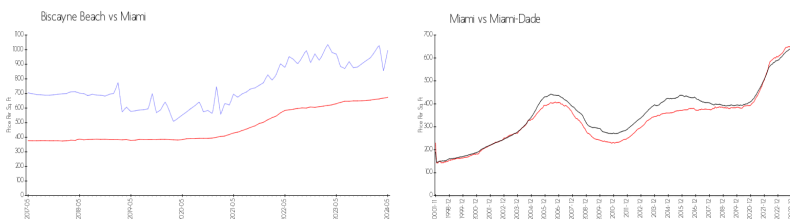
Building Association Information

Biscayne Beach
 Address: 2900 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-356-7443

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4407	1,868 sq ft	May 2024	\$2,175,000	\$1,164
3001	1,060 sq ft	Apr 2024	\$770,000	\$726
4304	1,162 sq ft	Apr 2024	\$1,150,000	\$990
2905	1,223 sq ft	Apr 2024	\$1,100,000	\$899
1009	944 sq ft	Mar 2024	\$680,000	\$720
2502	1,698 sq ft	Mar 2024	\$1,687,500	\$994

Market Information



Biscayne Beach:	\$996/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Biscayne Beach: 5%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Biscayne Beach	106 days
Miami	83 days
Miami-Dade	82 days