

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: | \$913,000 |
| Valuated PPSF: | \$861 |

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

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|--|-----|
| Number of units: | 391 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

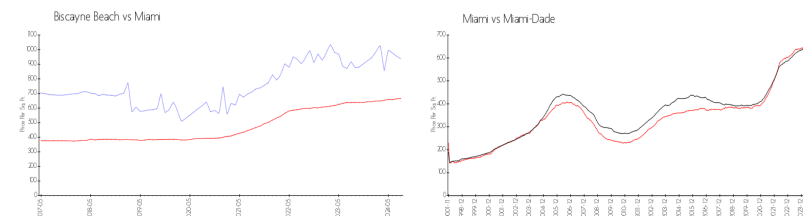
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 4602 | 2,870 sq ft | Sep 2024 | \$2,750,000 | \$958 |
| 3703 | 1,137 sq ft | Sep 2024 | \$900,000 | \$792 |
| 1806 | 912 sq ft | Aug 2024 | \$770,000 | \$844 |
| 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 |

Market Information



| | | | |
|-----------------|---------------|-------------|---------------|
| Biscayne Beach: | \$936/sq. ft. | Miami: | \$664/sq. ft. |
| Miami: | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Biscayne Beach | 7% |
| Miami | 4% |
| Miami-Dade | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Biscayne Beach | 114 days |
| Miami | 85 days |
| Miami-Dade | 85 days |