

# Unit 3204 - 900 Biscayne Bay

3204 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11576388
Status:	Active
Size:	938 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$725,000
List PPSF:	\$773
Valuated Price:	\$644,000
Valuated PPSF:	\$687

*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:	509
Number of active listings for rent:	44
Number of active listings for sale:	31
Building inventory for sale:	6%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

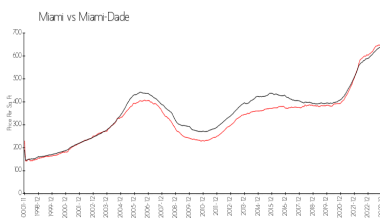
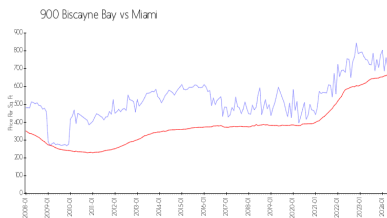
## Building Association Information

900 Biscayne Bay Condominium Association, Inc  
786-206-6781

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3012	1,237 sq ft	May 2024	\$775,000	\$627
2506	2,145 sq ft	Apr 2024	\$1,750,000	\$816
3307	938 sq ft	Apr 2024	\$720,000	\$768
905	1,620 sq ft	Apr 2024	\$1,150,000	\$710
3912	1,237 sq ft	Mar 2024	\$815,000	\$659
4403	912 sq ft	Mar 2024	\$695,000	\$762
3302	1,575 sq ft	Mar 2024	\$1,150,000	\$730

## Market Information



900 Biscayne Bay: \$697/sq. ft.  
Miami: \$669/sq. ft.

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Miami-Dade: \$695/sq. ft.

## Inventory for Sale

900 Biscayne Bay	6%
Miami	4%
Miami-Dade	3%

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

900 Biscayne Bay	82 days
Miami	83 days
Miami-Dade	81 days