

# Unit T-3404 - Met 1

T-3404 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11576772  
 Status: Active  
 Size: 1,034 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$600,000  
 List PPSF: \$580  
 Valuated Price: \$639,000  
 Valuated PPSF: \$630

*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.*

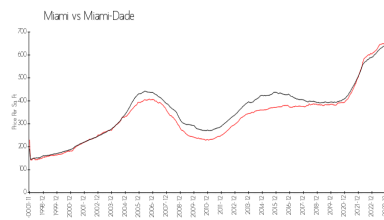
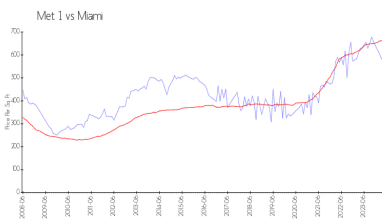
## Building Information

Number of units: 447  
 Number of active listings for rent: 24  
 Number of active listings for sale: 35  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3501	790 sq ft	Apr 2024	\$430,000	\$544
T-2114	1,006 sq ft	Apr 2024	\$645,000	\$641
1706	1,005 sq ft	Feb 2024	\$680,000	\$677
L-414	891 sq ft	Jan 2024	\$529,000	\$594
L-814	891 sq ft	Dec 2023	\$529,000	\$594
Loft 408	760 sq ft	Dec 2023	\$450,000	\$592

## Market Information



Met 1: \$556/sq. ft.  
 Miami: \$673/sq. ft.

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 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Met 1: 8%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Met 1: 52 days  
 Miami: 83 days  
 Miami-Dade: 82 days

