

# Unit 2507 - Biscayne Beach

2507 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11577616  
 Status: Active  
 Size: 1,868 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station  
 View: Bay,Ocean View,Other View  
 Rental Price: \$11,500  
 List PPSF: \$6  
 Valuated Price: \$1,691,000  
 Valuated PPSF: \$905

*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.*

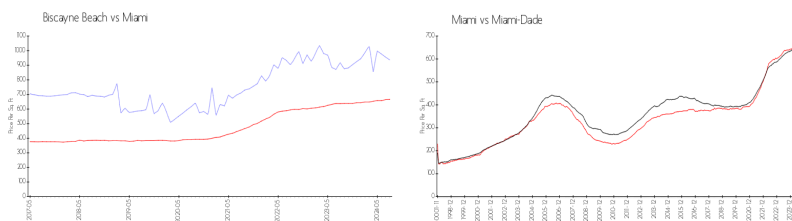
## Building Information

Number of units: 391  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 5%  
 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: 2

## Building Association Information

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

## Market Information



Biscayne Beach:	\$936/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Biscayne Beach: 118 days  
 Miami: 85 days  
 Miami-Dade: 84 days

