

# Unit 2607 - 50 Biscayne

2607 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11579535  
 Status: Active  
 Size: 700 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$495,000  
 List PPSF: \$707  
 Valuated Price: \$382,000  
 Valuated PPSF: \$546

*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: 528  
 Number of active listings for rent: 45  
 Number of active listings for sale: 18  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

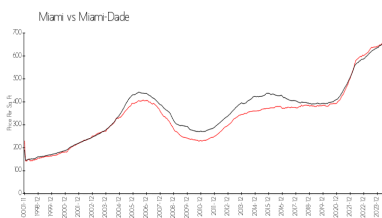
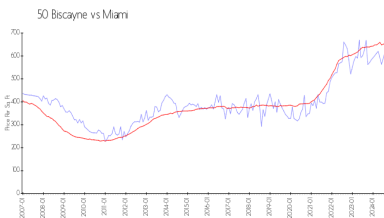
## Building Association Information

50 Biscayne Association  
 50 Biscayne Blvd, Miami, FL 33132  
 786-691-2031

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4611	1,256 sq ft	Aug 2024	\$655,000	\$521
907	436 sq ft	Aug 2024	\$350,000	\$803
3910	1,789 sq ft	Jun 2024	\$1,050,000	\$587
2304	1,357 sq ft	Jun 2024	\$832,000	\$613
4502	1,789 sq ft	Jun 2024	\$1,050,000	\$587
3801	1,256 sq ft	Jun 2024	\$695,000	\$553

## Market Information

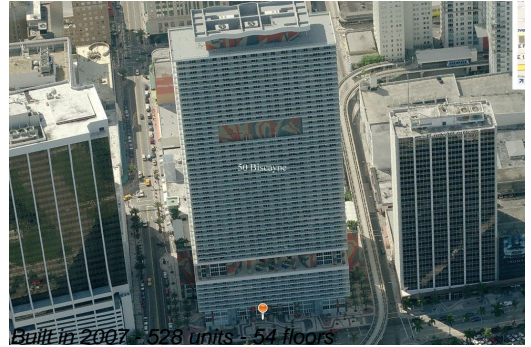


50 Biscayne: \$617/sq. ft.  
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

50 Biscayne 3%  
 Miami 4%  
 Miami-Dade 4%



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

50 Biscayne	73 days
Miami	84 days
Miami-Dade	84 days