

# Unit 2601 - Missoni Baia

2601 - 700 NE 26 St Ter, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11580908
Status:	Pending
Size:	2,368 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	Bay,Ocean View,Pool Area View
Rental Price:	\$25,500
List PPSF:	\$11
Valuated Price:	\$2,502,000
Valuated PPSF:	\$1,057

*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.*

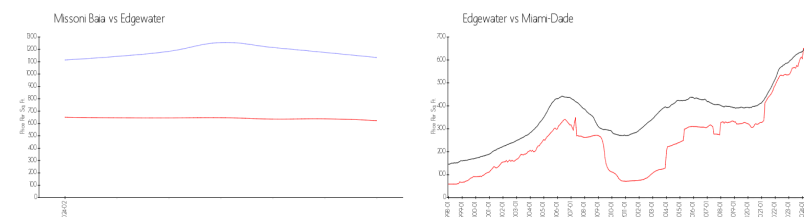
## Building Information

Number of units:	245
Number of active listings for rent:	0
Number of active listings for sale:	23
Building inventory for sale:	9%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

Missoni Baia  
717 NE 27th St  
Miami, FL 33137  
(305) 800-7000

## Market Information



Missoni Baia:	\$1134/sq. ft.	Edgewater:	\$624/sq. ft.
Edgewater:	\$624/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Missoni Baia	9%
Edgewater	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Missoni Baia	52 days
Edgewater	96 days
Miami-Dade	85 days

