

# Unit 3104 - Missoni Baia

3104 - 700 NE 26 St Ter, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11587967
Status:	Active
Size:	776 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$849,999
List PPSF:	\$1,095
Valuated Price:	\$723,000
Valuated PPSF:	\$1,063

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:	24
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

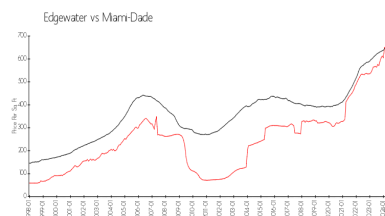
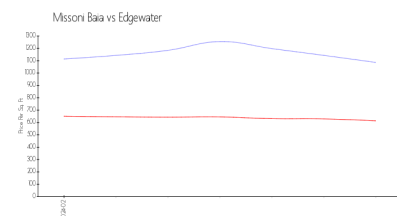
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5301	2,552 sq ft	Aug 2024	\$2,865,000	\$1,123
2506		Jun 2024	\$1,140,000	

## Market Information



Missoni Baia:	\$1086/sq. ft.	Edgewater:	\$614/sq. ft.
Edgewater:	\$614/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Missoni Baia	10%
Edgewater	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Missoni Baia	75 days
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Edgewater  
Miami-Dade

96 days  
84 days