

# Unit PH02 - 23 Biscayne Bay

PH02 - 601 NE 23 St, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11590389
Status:	Active
Size:	1,146 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Bay
Rental Price:	\$3,800
List PPSF:	\$3
Valuated Price:	\$564,000
Valuated PPSF:	\$492

*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.*

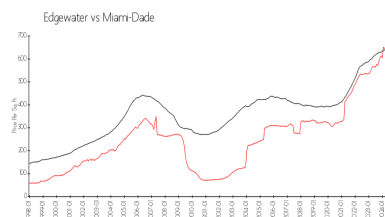
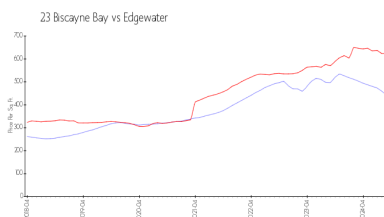
## Building Information

Number of units:	96
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

23 Biscayne Bay Condo  
Address: 601 NE 23rd St,  
Miami, FL 33137  
Phone: +1 305-438-9220

## Market Information



23 Biscayne Bay: \$443/sq. ft.  
Edgewater: \$624/sq. ft.

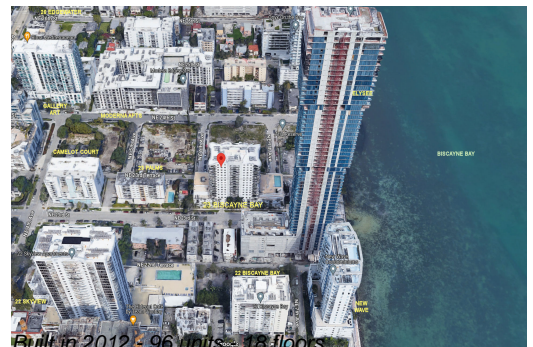
Edgewater: \$624/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

23 Biscayne Bay	5%
Edgewater	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

23 Biscayne Bay	83 days
Edgewater	106 days
Miami-Dade	85 days



Built in 2012 - 96 units - 18 floors