

# Unit 3003 - 900 Biscayne Bay

3003 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11591237  
 Status: Active  
 Size: 912 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$720,000  
 List PPSF: \$789  
 Valuated Price: \$650,000  
 Valuated PPSF: \$713

*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: 509  
 Number of active listings for rent: 44  
 Number of active listings for sale: 26  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 9

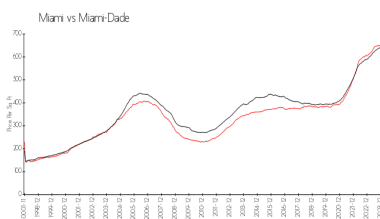
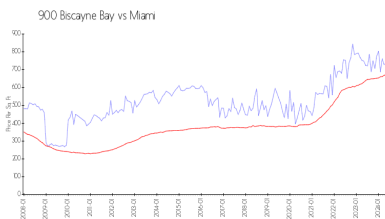
## Building Association Information

900 Biscayne Bay Condominium Association, Inc  
 786-206-6781

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3804	938 sq ft	Jun 2024	\$689,950	\$736
4606	2,335 sq ft	May 2024	\$1,640,000	\$702
3012	1,237 sq ft	May 2024	\$775,000	\$627
2506	2,145 sq ft	Apr 2024	\$1,750,000	\$816
3307	938 sq ft	Apr 2024	\$720,000	\$768
905	1,620 sq ft	Apr 2024	\$1,150,000	\$710

## Market Information



900 Biscayne Bay: \$736/sq. ft.      Miami: \$673/sq. ft.  
 Miami: \$673/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

900 Biscayne Bay: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



900 Biscayne Bay  
Miami  
Miami-Dade

112 days  
83 days  
82 days