

# Unit 4307 - 900 Biscayne Bay

4307 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11591347
Status:	Cancelled
Size:	938 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$950,000
List PPSF:	\$1,013
Valuated Price:	\$753,000
Valuated PPSF:	\$803

*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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

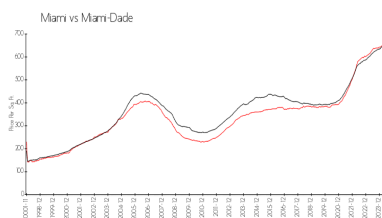
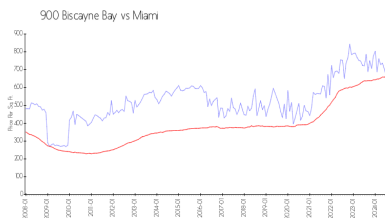
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3809	1,579 sq ft	Sep 2024	\$1,140,000	\$722
5001	1,694 sq ft	Sep 2024	\$1,295,000	\$764
4203	912 sq ft	Aug 2024	\$725,000	\$795
5305	929 sq ft	Jul 2024	\$665,000	\$716
4210	1,140 sq ft	Jul 2024	\$625,000	\$548

## Market Information



900 Biscayne Bay: \$729/sq. ft.  
Miami: \$664/sq. ft.

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Miami-Dade: \$696/sq. ft.

## Inventory for Sale

900 Biscayne Bay	4%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

900 Biscayne Bay	102 days
Miami	85 days
Miami-Dade	85 days



Built in 2008 - 516 units - 63 floors