

# Unit 1201 - 23 Biscayne Bay

1201 - 601 NE 23 St, Edgewater, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11595640
Status:	Active
Size:	663 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$395,000
List PPSF:	\$596
Valuated Price:	\$337,000
Valuated PPSF:	\$508

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:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

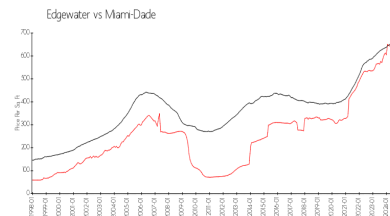
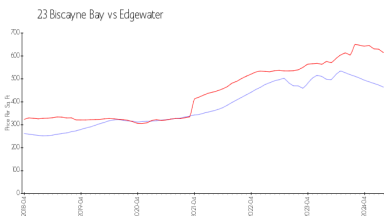
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH07	663 sq ft	Aug 2024	\$370,000	\$558
1006	1,146 sq ft	Apr 2024	\$555,000	\$484
1003	1,320 sq ft	Apr 2024	\$570,000	\$432
TH5	1,355 sq ft	Feb 2024	\$650,000	\$480
1507	663 sq ft	Nov 2023	\$400,000	\$603

## Market Information



23 Biscayne Bay: \$464/sq. ft.  
 Edgewater: \$614/sq. ft.

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 Miami-Dade: \$697/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	73 days
Edgewater	96 days
Miami-Dade	84 days