

Unit T-3407 - Met 1

T-3407 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11598358
Status:	Closed
Size:	733 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$445,000
List PPSF:	\$607
Valuated Price:	\$397,000
Valuated PPSF:	\$542

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.

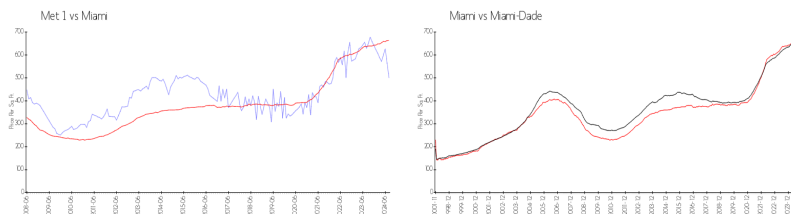
Building Information

Number of units:	447
Number of active listings for rent:	24
Number of active listings for sale:	80
Building inventory for sale:	17%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
T-3407	733 sq ft	Sep 2024	\$425,000	\$580
T-2205	733 sq ft	Aug 2024	\$400,000	\$546
3107	733 sq ft	Aug 2024	\$385,000	\$525
T-2406	1,005 sq ft	Jun 2024	\$645,000	\$642
3501	790 sq ft	Apr 2024	\$430,000	\$544
T-2114	1,006 sq ft	Apr 2024	\$645,000	\$641

Market Information



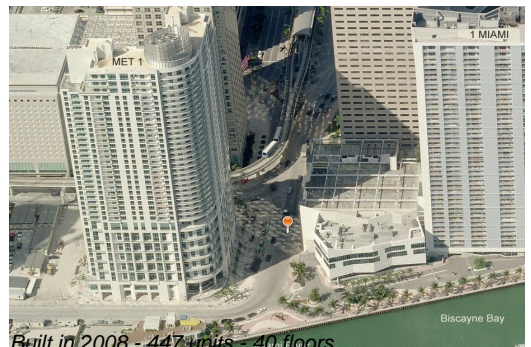
Met 1:	\$502/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Met 1	18%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Met 1	63 days
Miami	85 days
Miami-Dade	85 days



Built in 2008 - 447 units - 40 floors