

Unit 916 - Biscayne Beach Club

916 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11603375
Status:	Active
Size:	588 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking,Street Parking
View:	
List Price:	\$235,000
List PPSF:	\$400
Valuated Price:	\$176,000
Valuated PPSF:	\$299

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:	232
Number of active listings for rent:	12
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

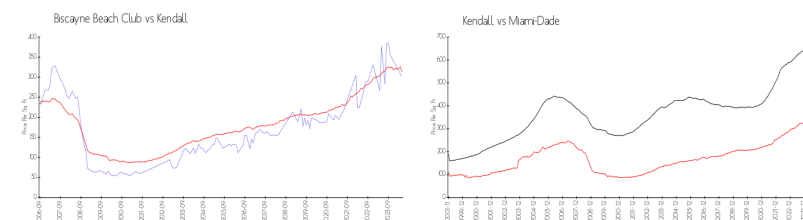
Building Association Information

Biscayne Beach Club Condo Association
15600 SW 104th Ter, Miami, FL 33196
(305) 960-7802

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10211	1,053 sq ft	Jun 2024	\$240,000	\$228
714	1,053 sq ft	May 2024	\$305,000	\$290
6211	588 sq ft	Mar 2024	\$225,000	\$383
1022	1,053 sq ft	Feb 2024	\$280,000	\$266
321	747 sq ft	Oct 2023	\$255,000	\$341
8211	588 sq ft	Oct 2023	\$220,000	\$374

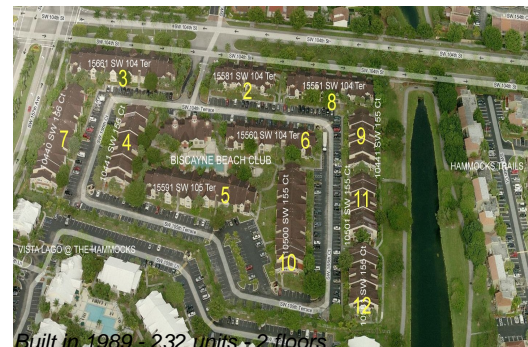
Market Information



Biscayne Beach Club:	\$301/sq. ft.	Kendall:	\$313/sq. ft.
Kendall:	\$313/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Biscayne Beach Club	3%
Kendall	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Biscayne Beach Club	79 days
Kendall	37 days
Miami-Dade	82 days