

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

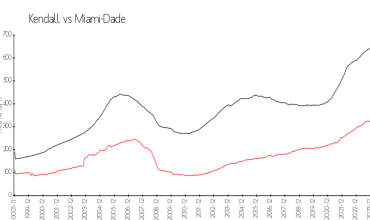
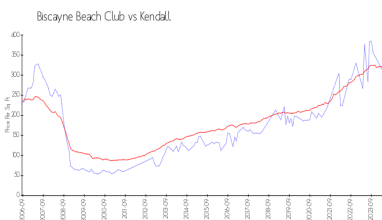
Building Association Information

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	38 days
Miami-Dade	82 days