

Unit 4009 - 900 Biscayne Bay

4009 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11604170
Status:	Pending
Size:	1,579 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,195,000
List PPSF:	\$757
Valuated Price:	\$1,124,000
Valuated PPSF:	\$712

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:	26
Building inventory for sale:	5%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	9

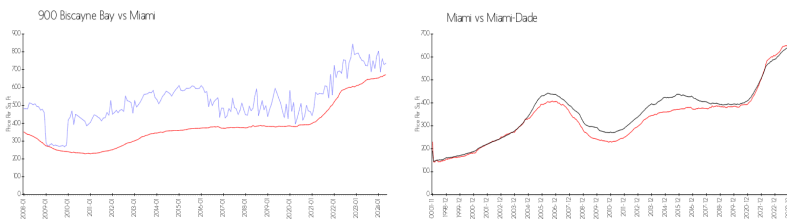
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3804	938 sq ft	Jun 2024	\$689,950	\$736
4606	2,335 sq ft	May 2024	\$1,640,000	\$702
3012	1,237 sq ft	May 2024	\$775,000	\$627
2506	2,145 sq ft	Apr 2024	\$1,750,000	\$816
3307	938 sq ft	Apr 2024	\$720,000	\$768
905	1,620 sq ft	Apr 2024	\$1,150,000	\$710

Market Information



900 Biscayne Bay:	\$736/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

900 Biscayne Bay	5%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

900 Biscayne Bay
Miami
Miami-Dade

112 days
83 days
82 days