

Unit 4409 - 50 Biscayne

4409 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11607217
 Status: Active
 Size: 567 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$389,000
 List PPSF: \$686
 Valuated Price: \$370,000
 Valuated PPSF: \$653

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: 528
 Number of active listings for rent: 45
 Number of active listings for sale: 18
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

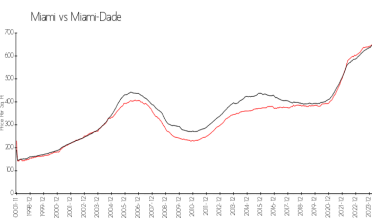
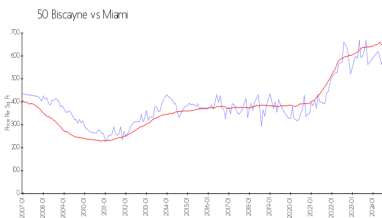
Building Association Information

50 Biscayne Association
 50 Biscayne Blvd, Miami, FL 33132
 786-691-2031

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4611	1,256 sq ft	Aug 2024	\$655,000	\$521
907	436 sq ft	Aug 2024	\$350,000	\$803
3910	1,789 sq ft	Jun 2024	\$1,050,000	\$587
2304	1,357 sq ft	Jun 2024	\$832,000	\$613
4502	1,789 sq ft	Jun 2024	\$1,050,000	\$587
3801	1,256 sq ft	Jun 2024	\$695,000	\$553

Market Information

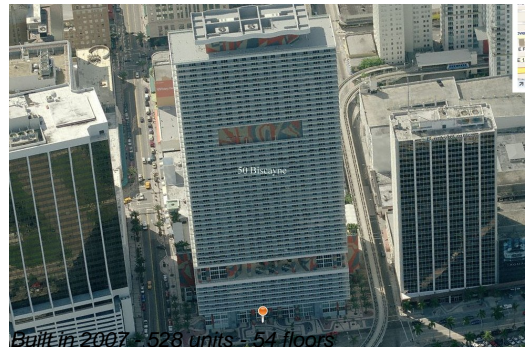


50 Biscayne: \$617/sq. ft.
 Miami: \$650/sq. ft.

Miami: \$650/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

50 Biscayne 3%
 Miami 4%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

50 Biscayne	73 days
Miami	84 days
Miami-Dade	84 days