

Unit 1509 - Biscayne Beach

1509 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11607468
 Status: Active
 Size: 944 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$759,000
 List PPSF: \$804
 Valuated Price: \$673,000
 Valuated PPSF: \$713

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: 391
 Number of active listings for rent: 0
 Number of active listings for sale: 26
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

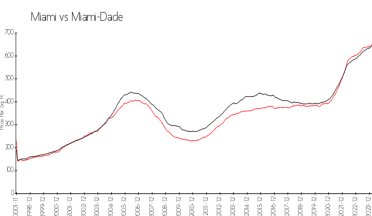
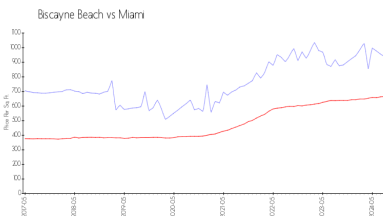
Building Association Information

Biscayne Beach
 Address: 2900 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-356-7443

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4602	2,870 sq ft	Sep 2024	\$2,750,000	\$958
3703	1,137 sq ft	Sep 2024	\$900,000	\$792
1806	912 sq ft	Aug 2024	\$770,000	\$844
4407	1,868 sq ft	May 2024	\$2,175,000	\$1,164
3001	1,060 sq ft	Apr 2024	\$770,000	\$726
4304	1,162 sq ft	Apr 2024	\$1,150,000	\$990
2905	1,223 sq ft	Apr 2024	\$1,100,000	\$899

Market Information



Biscayne Beach: \$936/sq. ft.
 Miami: \$664/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Biscayne Beach: 7%
 Miami: 4%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Biscayne Beach	114 days
Miami	85 days
Miami-Dade	84 days