

Unit 2909 - Biscayne Beach

2909 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11607760
Status:	Active
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$770,000
List PPSF:	\$816
Valuated Price:	\$773,000
Valuated PPSF:	\$819

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

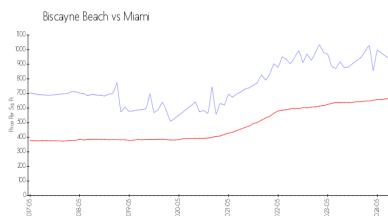
Building Association Information

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

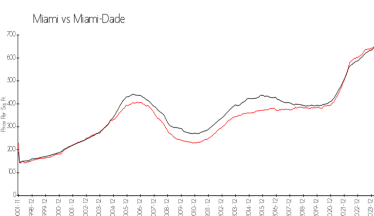
Recent Sales

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: \$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



Built in 2017 - 391 units - 52 floors

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