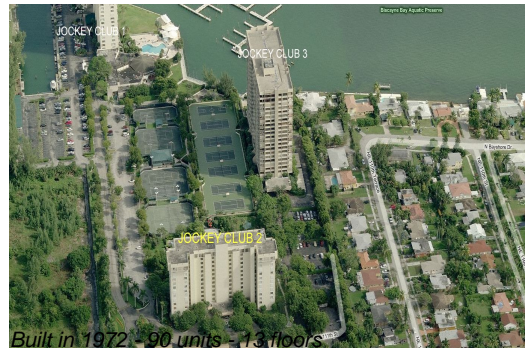


Unit PHA - Jockey Club 2

PHA - 11111 bis Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

Unit Information

MLS Number:	A11610264
Status:	Active
Size:	4,650 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$895,000
List PPSF:	\$192
Valuated Price:	\$317,000
Valuated PPSF:	\$205



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:	90
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	13%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

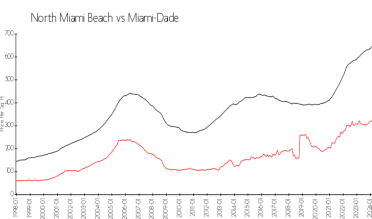
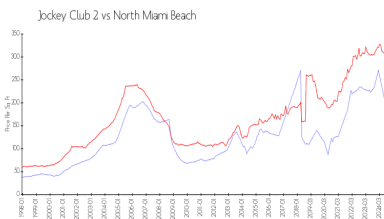
Building Association Information

Jockey Club Maintenance Association Inc
 11111 Biscayne Blvd, Miami, FL 33181
 (305) 891-2728

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5B (528)	1,551 sq ft	Aug 2024	\$293,000	\$189
12B	1,754 sq ft	Feb 2024	\$442,000	\$252
1D	1,353 sq ft	Feb 2024	\$325,000	\$240
9G (925)	1,353 sq ft	Oct 2023	\$345,000	\$255
8G	1,353 sq ft	Oct 2023	\$275,000	\$203

Market Information



Jockey Club 2:	\$198/sq. ft.	North Miami Beach:	\$306/sq. ft.
North Miami Beach:	\$306/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Jockey Club 2	13%
North Miami Beach	9%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Jockey Club 2
North Miami Beach
Miami-Dade

99 days
137 days
84 days