

# Unit 2203 - Missoni Baia

2203 - 700 NE 26 St Ter, Edgewater, FL, Miami-Dade 33137

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11610977     |
| Status:         | Active        |
| Size:           | 1,732 Sq ft.  |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 1             |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$2,600,000   |
| List PPSF:      | \$1,501       |
| Valuated Price: | \$1,818,000   |
| Valuated PPSF:  | \$1,050       |

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:                         | 245 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 20  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 1   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

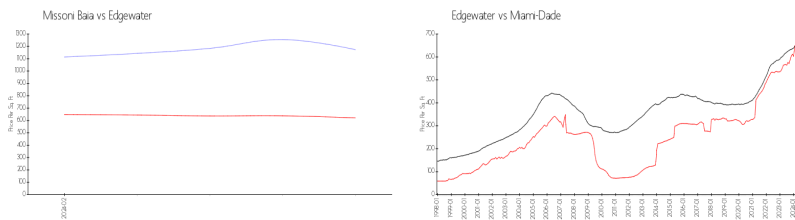
## Building Association Information

Missoni Baia  
717 NE 27th St  
Miami, FL 33137  
(305) 800-7000

## Recent Sales

| Unit # | Size | Closing Date | Sale Price  | PPSF |
|--------|------|--------------|-------------|------|
| 2506   |      | Jun 2024     | \$1,140,000 |      |

## Market Information



|               |                |             |               |
|---------------|----------------|-------------|---------------|
| Missoni Baia: | \$1173/sq. ft. | Edgewater:  | \$621/sq. ft. |
| Edgewater:    | \$621/sq. ft.  | Miami-Dade: | \$704/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Missoni Baia | 8% |
| Edgewater    | 4% |
| Miami-Dade   | 3% |

## Avg. Time to Close Over Last 12 Months

|              |         |
|--------------|---------|
| Missoni Baia | 95 days |
| Edgewater    | 93 days |



