

Unit 426 - Biscayne Beach Club

426 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number: A11613242
 Status: Active
 Size: 747 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$260,000
 List PPSF: \$348
 Valuated Price: \$260,000
 Valuated PPSF: \$348

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: 232
 Number of active listings for rent: 12
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

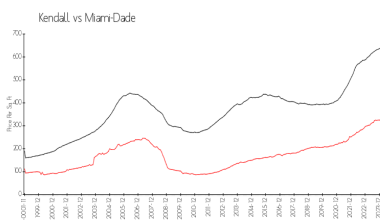
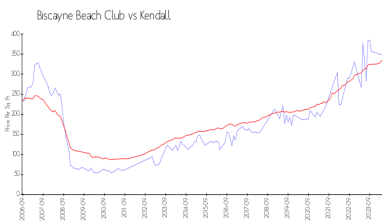
Building Association Information

Biscayne Beach Club Condo Association
 15600 SW 104th Ter, Miami, FL 33196
 (305) 960-7802

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
722	1,053 sq ft	Jul 2024	\$240,000	\$228
713	1,053 sq ft	Jun 2024	\$300,000	\$285
10211	1,053 sq ft	Jun 2024	\$240,000	\$228
714	1,053 sq ft	May 2024	\$305,000	\$290
6211	588 sq ft	Mar 2024	\$225,000	\$383

Market Information



Biscayne Beach Club:	\$345/sq. ft.	Kendall:	\$323/sq. ft.
Kendall:	\$323/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Biscayne Beach Club: 2%
 Kendall: 1%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Biscayne Beach Club	143 days
Kendall	49 days
Miami-Dade	83 days