

# Unit 21B - Jockey Club 1

21B - 11111 Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

## Unit Information

MLS Number:	A11616020
Status:	Active
Size:	1,812 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$899,000
List PPSF:	\$496
Valuated Price:	\$600,000
Valuated PPSF:	\$331

*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:	167
Number of active listings for rent:	3
Number of active listings for sale:	29
Building inventory for sale:	17%
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:	4

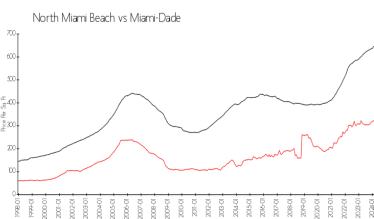
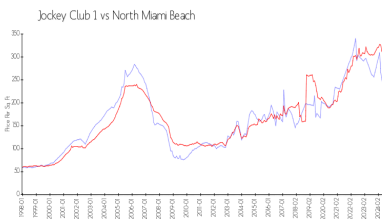
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10E	1,377 sq ft	Aug 2024	\$330,000	\$240
905	1,358 sq ft	Jul 2024	\$320,000	\$236
12A	1,408 sq ft	Jun 2024	\$355,000	\$252
10B	1,812 sq ft	May 2024	\$250,000	\$138
305	1,358 sq ft	May 2024	\$300,000	\$221

## Market Information



Jockey Club 1:	\$263/sq. ft.	North Miami Beach:	\$306/sq. ft.
North Miami Beach:	\$306/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Jockey Club 1	17%
North Miami Beach	8%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Jockey Club 1  
North Miami Beach  
Miami-Dade

127 days  
135 days  
84 days