

Unit PH-3902 - Met 1

PH-3902 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11624933
Status:	Active
Size:	1,955 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$1,595,000
List PPSF:	\$816
Valuated Price:	\$1,457,000
Valuated PPSF:	\$745



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.

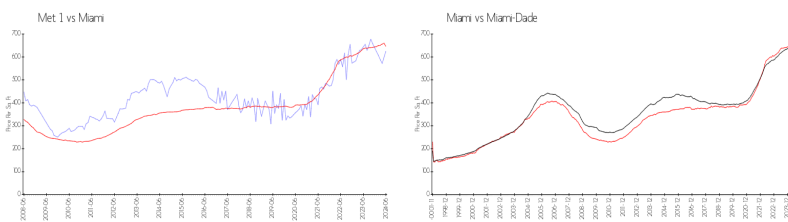
Building Information

Number of units:	447
Number of active listings for rent:	24
Number of active listings for sale:	36
Building inventory for sale:	8%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
T-2406	1,005 sq ft	Jun 2024	\$645,000	\$642
3501	790 sq ft	Apr 2024	\$430,000	\$544
T-2114	1,006 sq ft	Apr 2024	\$645,000	\$641
1706	1,005 sq ft	Feb 2024	\$680,000	\$677
L-414	891 sq ft	Jan 2024	\$529,000	\$594

Market Information



Met 1:	\$626/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Met 1	8%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Met 1	57 days
Miami	84 days
Miami-Dade	83 days