

Unit 4009 - Biscayne Beach

4009 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11628300
 Status: Active
 Size: 944 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking
 View:
 List Price: \$870,000
 List PPSF: \$922
 Valuated Price: \$705,000
 Valuated PPSF: \$747

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: 391
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 8

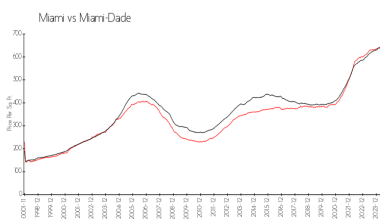
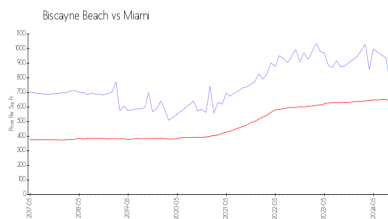
Building Association Information

Biscayne Beach
 Address: 2900 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-356-7443

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4101	1,060 sq ft	Nov 2024	\$790,000	\$745
3802	1,698 sq ft	Nov 2024	\$1,635,000	\$963
3503	1,137 sq ft	Oct 2024	\$1,125,000	\$989
2904	1,162 sq ft	Oct 2024	\$1,080,000	\$929
2604	1,162 sq ft	Oct 2024	\$1,050,000	\$904
3801	1,060 sq ft	Oct 2024	\$775,000	\$731

Market Information



Biscayne Beach:	\$765/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Biscayne Beach: 5%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Biscayne Beach: 111 days



Miami
Miami-Dade

87 days
86 days