

# Unit 1857 - Jockey Club 3

1857 - 11111 ter Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181



## Unit Information

MLS Number:	A11629351
Status:	Active
Size:	2,749 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking, Valet Parking
View:	
List Price:	\$995,000
List PPSF:	\$362
Valuated Price:	\$900,000
Valuated PPSF:	\$327

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:	148
Number of active listings for rent:	2
Number of active listings for sale:	12
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1



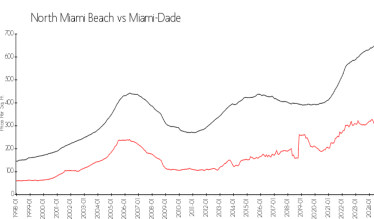
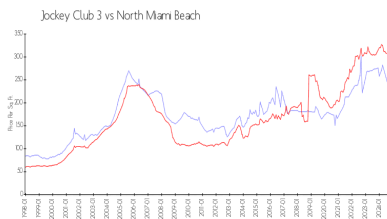
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2057	2,749 sq ft	Nov 2024	\$720,000	\$262
1451	2,215 sq ft	Jul 2024	\$655,000	\$296
1751	2,215 sq ft	Apr 2024	\$570,000	\$257
551	2,215 sq ft	Mar 2024	\$485,000	\$219
1754	1,638 sq ft	Jan 2024	\$405,000	\$247

## Market Information



Jockey Club 3:	\$237/sq. ft.	North Miami Beach:	\$308/sq. ft.
North Miami Beach:	\$308/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Jockey Club 3	8%
North Miami Beach	9%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Jockey Club 3	53 days
North Miami Beach	130 days

Miami-Dade

86 days