

Unit 6109 - 900 Biscayne Bay

6109 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11631211
Status:	Active
Size:	2,577 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,295,000
List PPSF:	\$891
Valuated Price:	\$2,182,000
Valuated PPSF:	\$847

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:	509
Number of active listings for rent:	44
Number of active listings for sale:	23
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

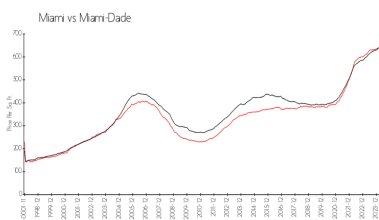
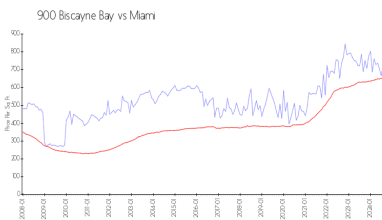
Building Association Information

900 Biscayne Bay Condominium Association, Inc
786-206-6781

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5109	1,579 sq ft	Oct 2024	\$1,140,000	\$722
3204	938 sq ft	Sep 2024	\$665,000	\$709
3809	1,579 sq ft	Sep 2024	\$1,140,000	\$722
5001	1,694 sq ft	Sep 2024	\$1,295,000	\$764
4203	912 sq ft	Aug 2024	\$725,000	\$795

Market Information



900 Biscayne Bay:	\$739/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

900 Biscayne Bay	5%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

900 Biscayne Bay	108 days
Miami	87 days
Miami-Dade	86 days