

# Unit 5104 - 900 Biscayne Bay

5104 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11637085
Status:	Active
Size:	938 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$770,000
List PPSF:	\$821
Valuated Price:	\$827,000
Valuated PPSF:	\$882

*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:	26
Building inventory for sale:	5%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

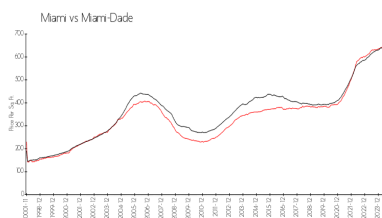
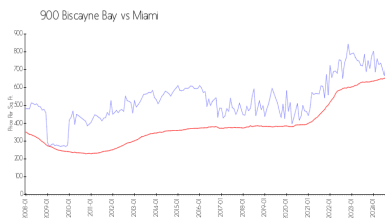
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2612	1,237 sq ft	Nov 2024	\$730,000	\$590
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

## Market Information



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

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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	105 days
Miami	87 days
Miami-Dade	87 days



Built in 2008 - 516 units - 63 floors