

Unit 806 - 23 Biscayne Bay

806 - 601 NE 23 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11638306
 Status: Active
 Size: 1,146 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$520,000
 List PPSF: \$454
 Valuated Price: \$487,000
 Valuated PPSF: \$425

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: 96
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

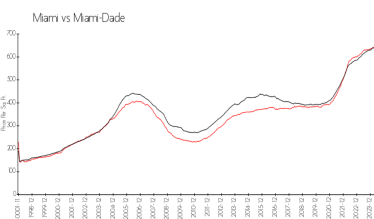
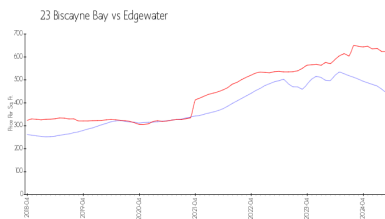
Building Association Information

23 Biscayne Bay Condo
 Address: 601 NE 23rd St,
 Miami, FL 33137
 Phone: +1 305-438-9220

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH07	663 sq ft	Aug 2024	\$370,000	\$558
1006	1,146 sq ft	Apr 2024	\$555,000	\$484
1003	1,320 sq ft	Apr 2024	\$570,000	\$432
TH5	1,355 sq ft	Feb 2024	\$650,000	\$480

Market Information



23 Biscayne Bay: \$443/sq. ft. Miami: \$642/sq. ft.
 Miami: \$642/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

23 Biscayne Bay: 5%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

23 Biscayne Bay: 83 days
 Miami: 87 days



Built in 2012 - 96 units - 18 floors

