

# Unit 2309 - Biscayne Beach

2309 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11639565
Status:	Active
Size:	944 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$720,000
List PPSF:	\$763
Valuated Price:	\$595,000
Valuated PPSF:	\$630

*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:	22
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

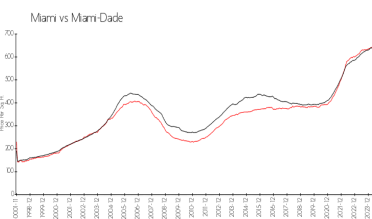
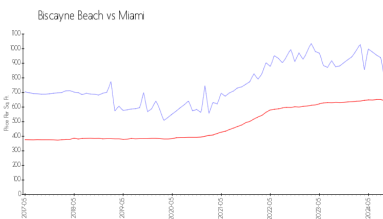
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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	6%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Biscayne Beach	115 days
Miami	87 days



Built in 2017 - 391 units - 65 floors

Miami-Dade

86 days