

Unit 2507 - 50 Biscayne

2507 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11646174
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$495,000
List PPSF:	\$619
Valuated Price:	\$389,000
Valuated PPSF:	\$486

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:	528
Number of active listings for rent:	45
Number of active listings for sale:	18
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

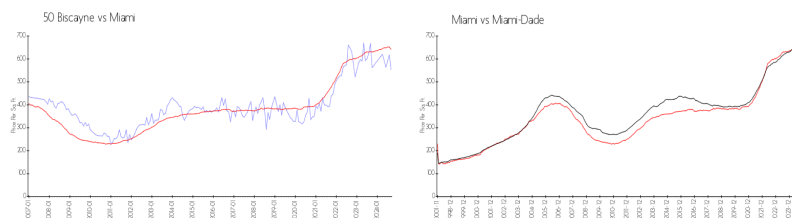
Building Association Information

50 Biscayne Association
50 Biscayne Blvd, Miami, FL 33132
786-691-2031

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4411	1,256 sq ft	Nov 2024	\$780,000	\$621
4611	1,256 sq ft	Aug 2024	\$655,000	\$521
907	436 sq ft	Aug 2024	\$350,000	\$803
3910	1,789 sq ft	Jun 2024	\$1,050,000	\$587
2304	1,357 sq ft	Jun 2024	\$832,000	\$613
4502	1,789 sq ft	Jun 2024	\$1,050,000	\$587
3801	1,256 sq ft	Jun 2024	\$695,000	\$553

Market Information



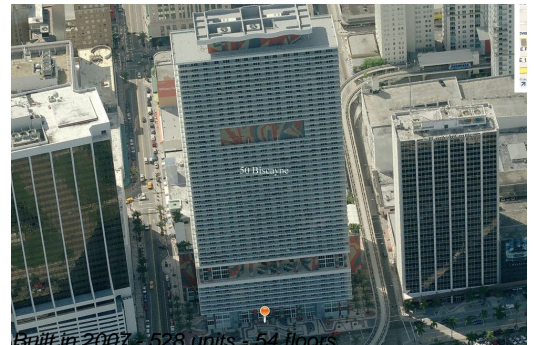
50 Biscayne:	\$555/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

50 Biscayne	3%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

50 Biscayne	90 days
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Miami
Miami-Dade

87 days
87 days