

# Unit 754 - Jockey Club 3

754 - 11111 ter Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

## Unit Information

MLS Number: A11658152  
 Status: Active  
 Size: 1,638 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking  
 View:  
 List Price: \$559,000  
 List PPSF: \$341  
 Valuated Price: \$269,000  
 Valuated PPSF: \$164

*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: 148  
 Number of active listings for rent: 2  
 Number of active listings for sale: 12  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

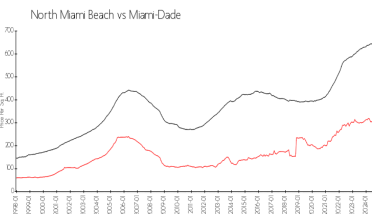
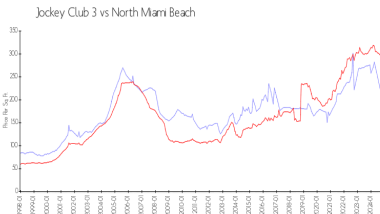
## Building Association Information

Jockey Club Maintenance Association Inc  
 11111 Biscayne Blvd, Miami, FL 33181  
 (305) 891-2728

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
657	2,749 sq ft	Dec 2024	\$625,000	\$227
2057	2,749 sq ft	Nov 2024	\$720,000	\$262
1451	2,215 sq ft	Jul 2024	\$655,000	\$296
1751	2,215 sq ft	Apr 2024	\$570,000	\$257
551	2,215 sq ft	Mar 2024	\$485,000	\$219

## Market Information



Jockey Club 3: \$190/sq. ft.  
 North Miami Beach: \$298/sq. ft.  
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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Jockey Club 3: 8%  
 North Miami Beach: 9%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Jockey Club 3: 82 days  
 North Miami Beach: 127 days  
 Miami-Dade: 90 days

