

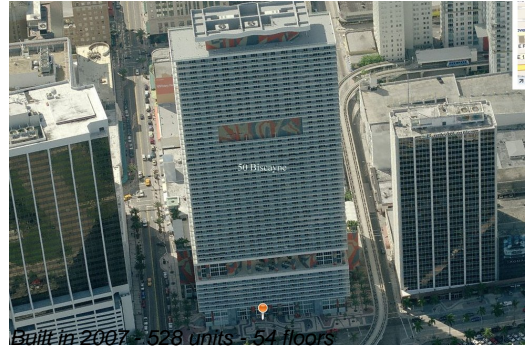
# Unit 4809 - 50 Biscayne

4809 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11659723  
 Status: Active  
 Size: 567 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Other Parking  
 View:  
 List Price: \$349,000  
 List PPSF: \$616  
 Valuated Price: \$330,000  
 Valuated PPSF: \$582

*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: 26  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

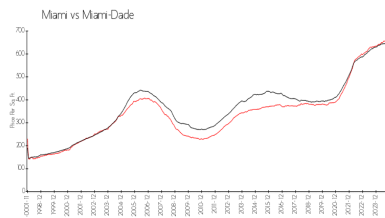
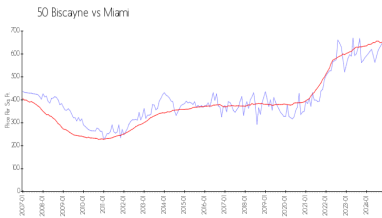
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4802	1,789 sq ft	Jan 2025	\$1,090,000	\$609
2406	1,322 sq ft	Nov 2024	\$830,000	\$628
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

## Market Information



50 Biscayne: \$528/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

50 Biscayne: 5%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

50 Biscayne: 86 days  
 Miami: 91 days  
 Miami-Dade: 90 days