

# Unit 2607 - Ten Museum Park

2607 - 1040 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11660019  
 Status: Active  
 Size: 1,123 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available

View:  
 List Price: \$715,000  
 List PPSF: \$637  
 Valuated Price: \$715,000  
 Valuated PPSF: \$637

*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.*



Built in 2007 - 200 units - 48 floors

## Building Information

Number of units: 200  
 Number of active listings for rent: 16  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

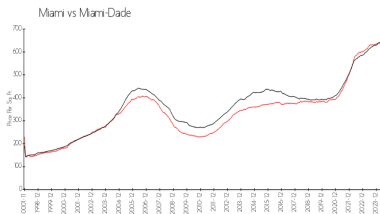
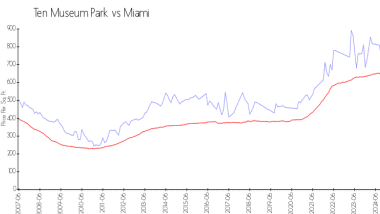
## Building Association Information

Ten Museum Park Condominium Association  
 (305) 358-8631

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1403	1,794 sq ft	Dec 2024	\$1,635,000	\$911
3205	791 sq ft	Oct 2024	\$520,000	\$657
3706	1,123 sq ft	Sep 2024	\$693,750	\$618
3301	1,735 sq ft	Aug 2024	\$1,780,000	\$1,026
3807	1,123 sq ft	Jul 2024	\$720,000	\$641

## Market Information



Ten Museum Park: \$748/sq. ft.  
 Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Ten Museum Park: 5%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Ten Museum Park: 109 days  
 Miami: 87 days  
 Miami-Dade: 87 days