

Unit 2602 - Missoni Baia

2602 - 700 NE 26 St Ter, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11661134
 Status: Active
 Size: 2,935 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:
 List Price: \$3,000,000
 List PPSF: \$1,022
 Valuated Price: \$2,638,000
 Valuated PPSF: \$1,232

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: 245
 Number of active listings for rent: 0
 Number of active listings for sale: 36
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

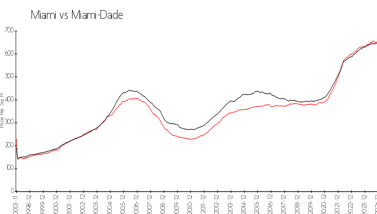
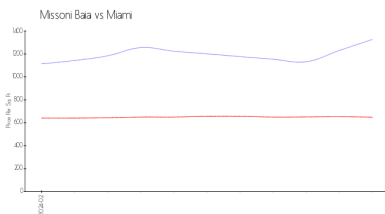
Building Association Information

Missoni Baia
 717 NE 27th St
 Miami, FL 33137
 (305) 800-7000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801	2,586 sq ft	Dec 2024	\$2,700,000	\$1,044
1501	2,586 sq ft	Nov 2024	\$2,700,000	\$1,044
2302	2,347 sq ft	Oct 2024	\$2,300,000	\$980
2503	1,732 sq ft	Oct 2024	\$1,880,000	\$1,085
4606	1,257 sq ft	Oct 2024	\$1,325,000	\$1,054

Market Information



Missoni Baia: \$1324/sq. ft.
 Miami: \$895/sq. ft.

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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Missoni Baia 15%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months



Built in 2023 - 245 units - 58 floors

Missoni Baia
Miami
Miami-Dade

114 days
91 days
90 days