

# Unit 204 - Byron Bay

204 - 8201 Byron Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11663804  
 Status: Active  
 Size: 1,137 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$450,000  
 List PPSF: \$396  
 Valuated Price: \$425,000  
 Valuated PPSF: \$374

*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.*

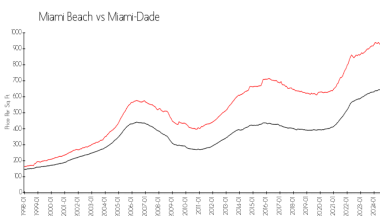
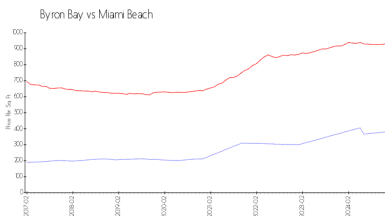
## Building Information

Number of units: 36  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 401    | 1,048 sq ft | Jun 2024     | \$415,000  | \$396 |
| 209    | 1,132 sq ft | Jun 2024     | \$380,000  | \$336 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Byron Bay:   | \$380/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach: | \$939/sq. ft. | Miami-Dade:  | \$688/sq. ft. |

## Inventory for Sale

Byron Bay 3%  
 Miami Beach 5%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

Byron Bay 19 days  
 Miami Beach 104 days  
 Miami-Dade 91 days



Built in 1979 - 36 units - 5 floors