

Unit 2402 - Biscayne Beach

2402 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11665798
 Status: Active Under Contract
 Size: 1,698 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: Rv/Boat Parking
 View:
 List Price: \$1,600,000
 List PPSF: \$942
 Valuated Price: \$1,244,000
 Valuated PPSF: \$733

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: 391
 Number of active listings for rent: 0
 Number of active listings for sale: 22
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 7

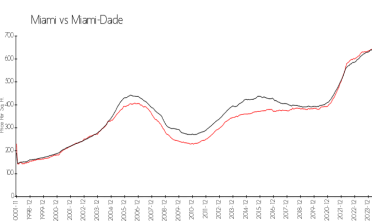
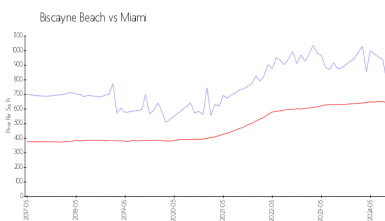
Building Association Information

Biscayne Beach
 Address: 2900 NE 7th Ave,
 Miami, FL 33137
 Phone: +1 305-356-7443

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3802	1,698 sq ft	Nov 2024	\$1,635,000	\$963
3503	1,137 sq ft	Oct 2024	\$1,125,000	\$989
2904	1,162 sq ft	Oct 2024	\$1,080,000	\$929
2604	1,162 sq ft	Oct 2024	\$1,050,000	\$904
3801	1,060 sq ft	Oct 2024	\$775,000	\$731

Market Information



Biscayne Beach: \$765/sq. ft.
 Miami: \$642/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Biscayne Beach: 6%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Biscayne Beach: 115 days
 Miami: 86 days



Built in 2017 - 391 units - 65 floors

Miami-Dade

86 days