

Unit 809 - Biscayne Beach

809 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11666342
Status:	Active
Size:	944 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$699,000
List PPSF:	\$740
Valuated Price:	\$513,000
Valuated PPSF:	\$543

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:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	9

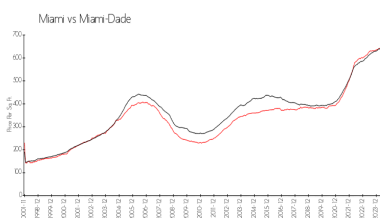
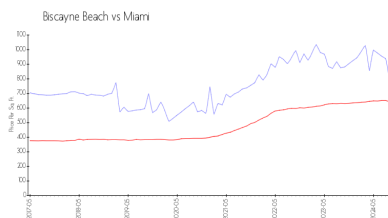
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1507	1,868 sq ft	Nov 2024	\$1,585,000	\$849
4101	1,060 sq ft	Nov 2024	\$790,000	\$745
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.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in 2017 - 391 units - 52 floors

Biscayne Beach	119 days
Miami	87 days
Miami-Dade	87 days