

# Unit T-1703 - Met 1

T-1703 - 300 S Biscayne Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11667663  
 Status: Active  
 Size: 544 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$385,000  
 List PPSF: \$708  
 Valuated Price: \$269,000  
 Valuated PPSF: \$494

*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.*

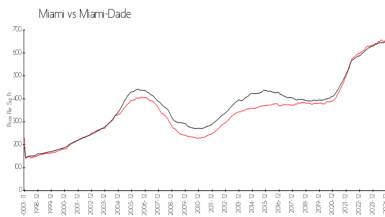
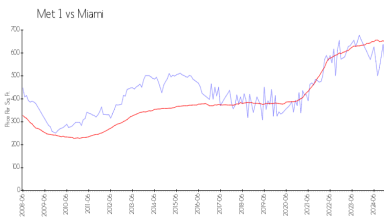
## Building Information

Number of units: 447  
 Number of active listings for rent: 24  
 Number of active listings for sale: 100  
 Building inventory for sale: 22%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L-1014	891 sq ft	Jan 2025	\$547,000	\$614
2501	790 sq ft	Dec 2024	\$425,000	\$538
1508	1,091 sq ft	Nov 2024	\$730,000	\$669
T-2506	1,005 sq ft	Nov 2024	\$595,000	\$592
T-2106	1,005 sq ft	Nov 2024	\$635,000	\$632
T-2910	1,091 sq ft	Nov 2024	\$738,000	\$676

## Market Information



Met 1: \$543/sq. ft.  
 Miami: \$895/sq. ft.

Miami: \$895/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Met 1: 22%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Met 1: 69 days  
 Miami: 91 days  
 Miami-Dade: 90 days

