

# Unit 426 - Biscayne Beach Club

426 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11668760  
 Status: Active  
 Size: 747 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$255,000  
 List PPSF: \$341  
 Valuated Price: \$238,000  
 Valuated PPSF: \$319

*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: 232  
 Number of active listings for rent: 12  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

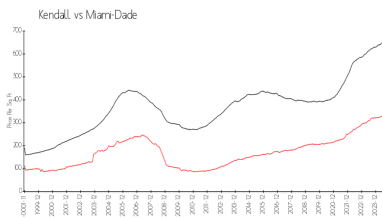
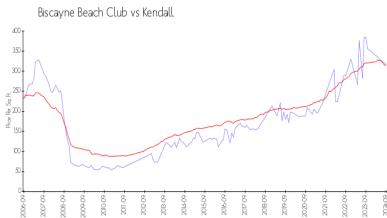
## Building Association Information

Biscayne Beach Club Condo Association  
 15600 SW 104th Ter, Miami, FL 33196  
 (305) 960-7802

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10211	1,053 sq ft	Sep 2024	\$315,000	\$299
412	588 sq ft	Sep 2024	\$242,000	\$412
722	1,053 sq ft	Jul 2024	\$240,000	\$228
713	1,053 sq ft	Jun 2024	\$300,000	\$285
10211	1,053 sq ft	Jun 2024	\$240,000	\$228

## Market Information



Biscayne Beach Club:	\$317/sq. ft.	Kendall:	\$315/sq. ft.
Kendall:	\$315/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Biscayne Beach Club: 3%  
 Kendall: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Biscayne Beach Club: 189 days  
 Kendall: 52 days



Miami-Dade

86 days