

# 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:	7
Building inventory for sale:	3%
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

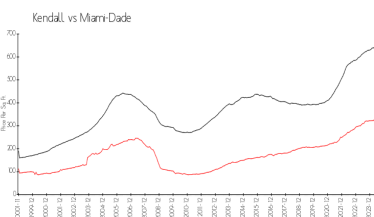
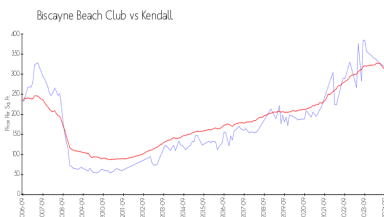
## Building Association Information

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



