

Unit 912 - Biscayne Beach Club

912 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11670046
Status:	Pending
Size:	588 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$230,000
List PPSF:	\$391
Valuated Price:	\$185,000
Valuated PPSF:	\$315

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

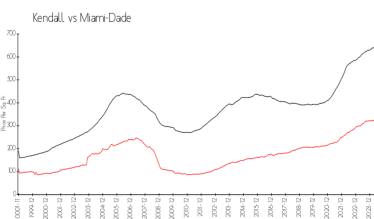
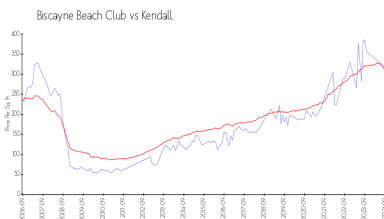
Building Association Information

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	53 days



Built in 1989 - 232 units x 2 floors

