

# Unit 825 - Biscayne Beach Club

825 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

## Unit Information

MLS Number: A11670123  
 Status: Active  
 Size: 588 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$1,850  
 List PPSF: \$3  
 Valuated Price: \$187,000  
 Valuated PPSF: \$318

*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.*

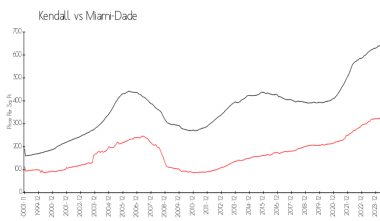
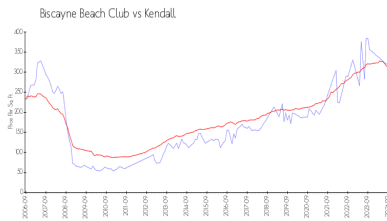
## Building Information

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

## 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

