

# Unit 2104 - 900 Biscayne Bay

2104 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11671391  
 Status: Active  
 Size: 938 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$675,000  
 List PPSF: \$720  
 Valuated Price: \$585,000  
 Valuated PPSF: \$624

*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.*



Built in 2008 - 516 units - 63 floors

## Building Information

Number of units: 509  
 Number of active listings for rent: 44  
 Number of active listings for sale: 29  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

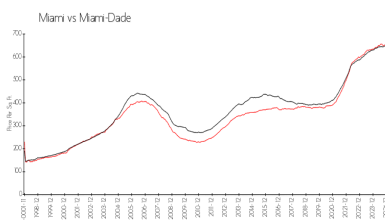
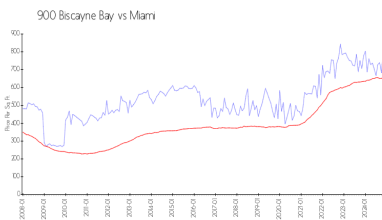
## Building Association Information

900 Biscayne Bay Condominium Association, Inc  
 786-206-6781

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2812   | 1,237 sq ft | Jan 2025     | \$755,000   | \$610 |
| 2212   | 1,237 sq ft | Jan 2025     | \$735,000   | \$594 |
| 1901   | 1,694 sq ft | Dec 2024     | \$1,230,250 | \$726 |
| 2009   | 1,579 sq ft | Dec 2024     | \$1,075,000 | \$681 |
| 2304   | 938 sq ft   | Dec 2024     | \$670,000   | \$714 |

## Market Information



|                   |               |             |               |
|-------------------|---------------|-------------|---------------|
| 900 Biscayne Bay: | \$705/sq. ft. | Miami:      | \$895/sq. ft. |
| Miami:            | \$895/sq. ft. | Miami-Dade: | \$688/sq. ft. |

## Inventory for Sale

900 Biscayne Bay: 6%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

900 Biscayne Bay: 116 days  
 Miami: 91 days  
 Miami-Dade: 90 days