

Unit 1808 - 900 Biscayne Bay

1808 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|-------------------------|
| MLS Number: | A11674583 |
| Status: | Active |
| Size: | 1,450 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking |
| View: | |
| List Price: | \$1,125,000 |
| List PPSF: | \$776 |
| Valuated Price: | \$800,000 |
| Valuated PPSF: | \$552 |

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

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|--|-----|
| Number of units: | 509 |
| Number of active listings for rent: | 44 |
| Number of active listings for sale: | 23 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 4 |

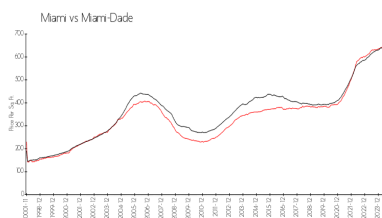
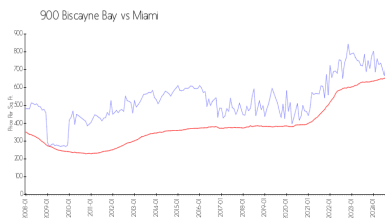
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 5109 | 1,579 sq ft | Oct 2024 | \$1,140,000 | \$722 |
| 3204 | 938 sq ft | Sep 2024 | \$665,000 | \$709 |
| 3809 | 1,579 sq ft | Sep 2024 | \$1,140,000 | \$722 |
| 5001 | 1,694 sq ft | Sep 2024 | \$1,295,000 | \$764 |
| 4203 | 912 sq ft | Aug 2024 | \$725,000 | \$795 |

Market Information



900 Biscayne Bay: \$739/sq. ft.
Miami: \$642/sq. ft.

Miami: \$642/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

| | |
|------------------|----|
| 900 Biscayne Bay | 5% |
| Miami | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|----------|
| 900 Biscayne Bay | 108 days |
| Miami | 87 days |
| Miami-Dade | 86 days |



Built in 2008 - 516 units - 63 floors