

# Unit 2304 - 900 Biscayne Bay

2304 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11675697
Status:	Pending
Size:	938 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$695,000
List PPSF:	\$741
Valuated Price:	\$626,000
Valuated PPSF:	\$667

*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:	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

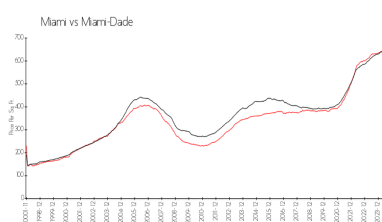
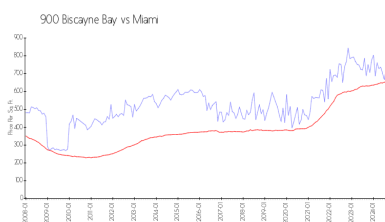
## Building Association Information

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