

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

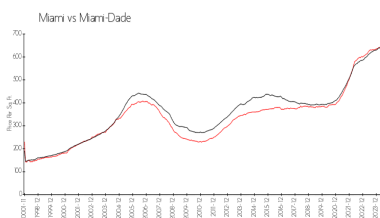
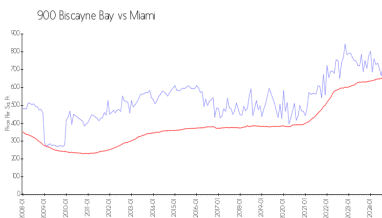
Building Association Information

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