

Unit 828 - Biscayne Beach Club

828 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number:	A11683251
Status:	Active
Size:	588 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Other Parking
View:	
List Price:	\$230,000
List PPSF:	\$391
Valuated Price:	\$173,000
Valuated PPSF:	\$294

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:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

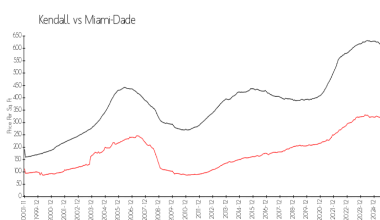
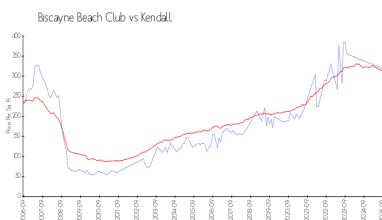
Biscayne Beach Club Condo Association
15600 SW 104th Ter, Miami, FL 33196
(305) 960-7802

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4210		Oct 2025	\$235,000	
3112	979 sq ft	Sep 2025	\$310,000	\$317
511	979 sq ft	May 2025	\$310,000	\$317
812	588 sq ft	May 2025	\$240,000	\$408
726	747 sq ft	Dec 2024	\$245,000	\$328

Market Information

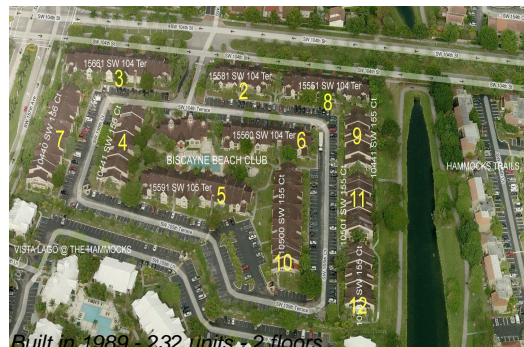


Biscayne Beach Club:	\$293/sq. ft.	Kendall:	\$303/sq. ft.
Kendall:	\$303/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Biscayne Beach Club	3%
Kendall	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Biscayne Beach Club	80 days
Kendall	53 days
Miami-Dade	77 days