

Unit 2306 - Missoni Baia

2306 - 700 NE 26 St Ter, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11697168
Status:	Active
Size:	1,229 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,536,000
List PPSF:	\$1,250
Valuated Price:	\$1,086,000
Valuated PPSF:	\$983

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:	245
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	10%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Building Association Information

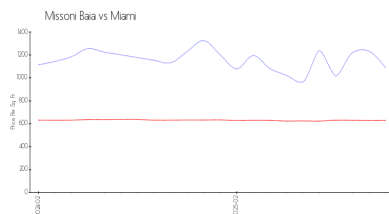
Missoni Baia
717 NE 27th St
Miami, FL 33137
(305) 800-7000

<https://>

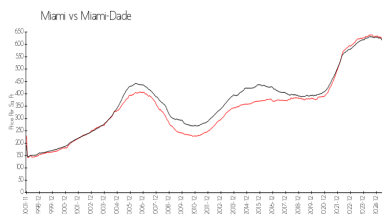
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2006	1,229 sq ft	Nov 2025	\$950,000	\$773
1102	2,141 sq ft	Nov 2025	\$2,050,000	\$957
2402	2,348 sq ft	Oct 2025	\$2,200,000	\$937
5201	2,362 sq ft	Oct 2025	\$2,950,000	\$1,249
402	4,345 sq ft	Oct 2025	\$4,500,000	\$1,036

Market Information



Missoni Baia: \$1087/sq. ft.
Miami: \$629/sq. ft.



Miami: \$629/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Missoni Baia	10%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Missoni Baia	110 days
Miami	70 days
Miami-Dade	77 days