

# Unit 3510 - 50 Biscayne

3510 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11725979             |
| Status:         | Active                |
| Size:           | 1,789 Sq ft.          |
| Bedrooms:       | 3                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$1,050,000           |
| List PPSF:      | \$587                 |
| Valuated Price: | \$1,010,000           |
| Valuated PPSF:  | \$565                 |

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:                         | 528 |
| Number of active listings for rent:      | 45  |
| Number of active listings for sale:      | 31  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

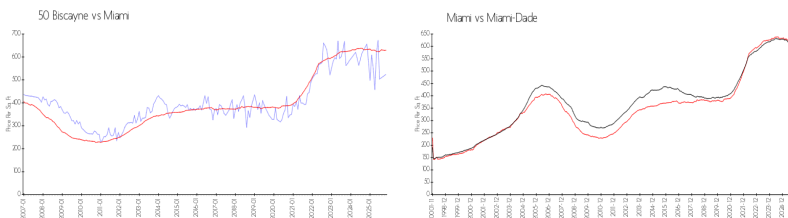
50 Biscayne Association  
50 Biscayne Blvd, Miami, FL 33132  
786-691-2031

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 3002   | 1,789 sq ft | Dec 2025     | \$1,100,000 | \$615 |
| 4004   | 1,358 sq ft | Sep 2025     | \$640,000   | \$471 |
| 4609   | 567 sq ft   | Jul 2025     | \$300,000   | \$529 |
| 5007   | 700 sq ft   | Jul 2025     | \$400,000   | \$571 |
| 504    | 873 sq ft   | Jul 2025     | \$410,000   | \$470 |

## Market Information

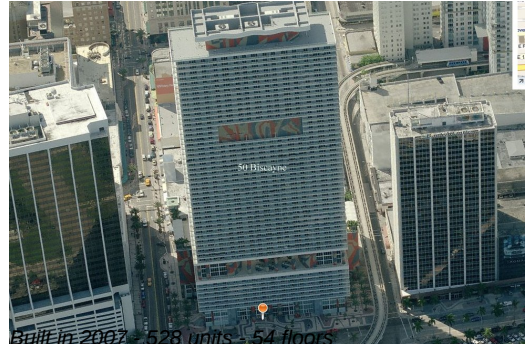


|              |               |             |               |
|--------------|---------------|-------------|---------------|
| 50 Biscayne: | \$525/sq. ft. | Miami:      | \$629/sq. ft. |
| Miami:       | \$629/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| 50 Biscayne | 6% |
| Miami       | 5% |
| Miami-Dade  | 4% |

## Avg. Time to Close Over Last 12 Months



50 Biscayne  
Miami  
Miami-Dade

69 days  
70 days  
77 days