

Unit 1601 - Biscayne Beach

1601 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11749977
Status:	Active
Size:	1,060 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$820,000
List PPSF:	\$774
Valuated Price:	\$734,000
Valuated PPSF:	\$692

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:	391
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	6%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

Building Association Information

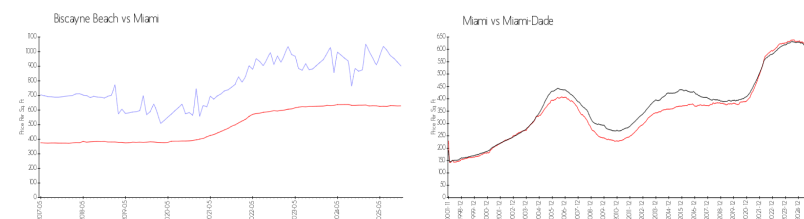
Biscayne Beach
Address: 2900 NE 7th Ave,
Miami, FL 33137
Phone: +1 305-356-7443

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2303	1,137 sq ft	Dec 2025	\$1,085,000	\$954
1804	1,162 sq ft	Dec 2025	\$915,000	\$787
4407	1,868 sq ft	Oct 2025	\$1,800,000	\$964
2706	912 sq ft	Oct 2025	\$730,000	\$800
3707	1,868 sq ft	Sep 2025	\$1,745,000	\$934
3901	1,060 sq ft	Sep 2025	\$810,000	\$764

Market Information



Biscayne Beach: \$901/sq. ft.
Miami: \$629/sq. ft.

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

Inventory for Sale

Biscayne Beach	6%
Miami	5%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Biscayne Beach	80 days
Miami	70 days
Miami-Dade	77 days