

## Unit 3 - Bay Drive

3 - 6881 Bay Dr, Miami Beach, FL, Miami-Dade 33141

### Unit Information

MLS Number:	A11754109
Status:	Active
Size:	734 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Other Parking
View:	
List Price:	\$314,900
List PPSF:	\$429
Valuated Price:	\$305,000
Valuated PPSF:	\$416

*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.*



*Built in 1948 - 23 units - 3 floors*

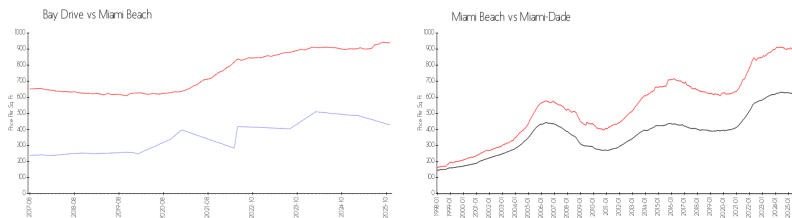
### Building Information

Number of units:	23
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	8%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9	506 sq ft	Mar 2025	\$236,512	\$467
23	395 sq ft	Feb 2025	\$228,000	\$577

### Market Information



Bay Drive:	\$428/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

### Inventory for Sale

Bay Drive	9%
Miami Beach	4%
Miami-Dade	4%

### Avg. Time to Close Over Last 12 Months

Bay Drive	85 days
Miami Beach	94 days
Miami-Dade	77 days