

# Unit 1103 - 23 Biscayne Bay

1103 - 601 NE 23 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11925832  
 Status: Active  
 Size: 1,320 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$579,000  
 List PPSF: \$439  
 Valuated Price: \$560,000  
 Valuated PPSF: \$424

*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: 96  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

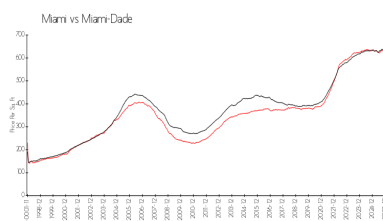
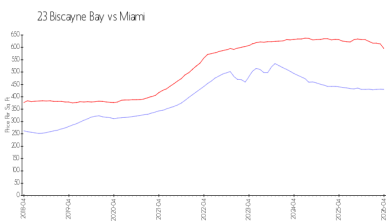
23 Biscayne Bay Condo  
 Address: 601 NE 23rd St,  
 Miami, FL 33137  
 Phone: +1 305-438-9220

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH4	1,567 sq ft	Apr 2026	\$580,000	\$370
1405	1,320 sq ft	Aug 2025	\$570,000	\$432
901	663 sq ft	Aug 2025	\$310,000	\$468

## Market Information



23 Biscayne Bay:	\$430/sq. ft.	Miami:	\$594/sq. ft.
Miami:	\$594/sq. ft.	Miami-Dade:	\$673/sq. ft.

## Inventory for Sale

23 Biscayne Bay 4%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

23 Biscayne Bay 58 days



Miami  
Miami-Dade

72 days  
80 days