

Unit 713 - Biscayne Beach Club

713 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number:	F10440841
Status:	Closed
Size:	1,053 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Other View
List Price:	\$315,000
List PPSF:	\$299
Valuated Price:	\$319,000
Valuated PPSF:	\$303

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:	232
Number of active listings for rent:	12
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

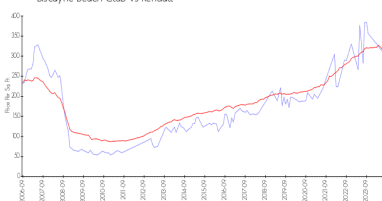
Biscayne Beach Club Condo Association
15600 SW 104th Ter, Miami, FL 33196
(305) 960-7802

Recent Sales

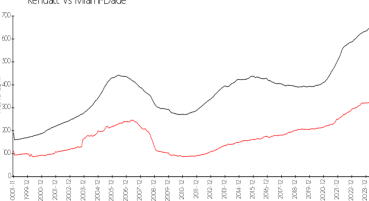
Unit #	Size	Closing Date	Sale Price	PPSF
10211	1,053 sq ft	Sep 2024	\$315,000	\$299
412	588 sq ft	Sep 2024	\$242,000	\$412
722	1,053 sq ft	Jul 2024	\$240,000	\$228
713	1,053 sq ft	Jun 2024	\$300,000	\$285
10211	1,053 sq ft	Jun 2024	\$240,000	\$228

Market Information

Biscayne Beach Club vs Kendall



Kendall vs Miami-Dade



Biscayne Beach Club: \$304/sq. ft.
Kendall: \$307/sq. ft.

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Miami-Dade: \$696/sq. ft.

Inventory for Sale

Biscayne Beach Club	2%
Kendall	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Biscayne Beach Club	160 days
Kendall	46 days

