

Unit 811 - Marina Blue

811 - 888 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	RX-10947442
Status:	Active
Size:	988 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Bay,City,Intracoastal,Marina
List Price:	\$629,000
List PPSF:	\$637
Valuated Price:	\$451,000
Valuated PPSF:	\$534

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:	514
Number of active listings for rent:	36
Number of active listings for sale:	10
Building inventory for sale:	1%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

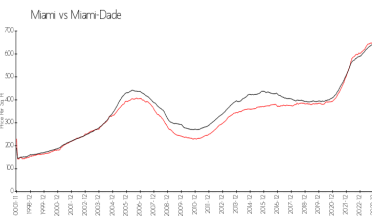
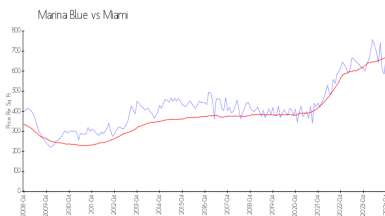
Building Association Information

Marina Blue Condominium
(305) 347-5340

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4809	1,754 sq ft	Apr 2024	\$1,270,000	\$724
4104	1,208 sq ft	Apr 2024	\$725,000	\$600
1804	1,208 sq ft	Apr 2024	\$715,000	\$592
3504	1,208 sq ft	Mar 2024	\$677,000	\$560
4209	1,323 sq ft	Feb 2024	\$825,000	\$624

Market Information

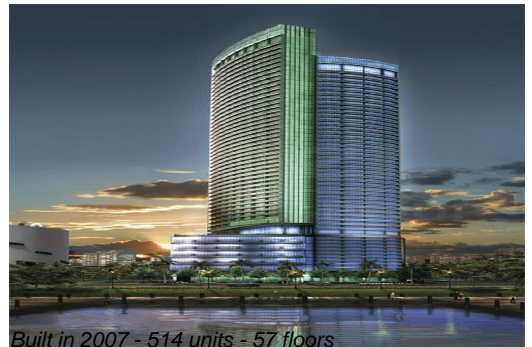


Marina Blue:	\$664/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Marina Blue	2%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Marina Blue	91 days
Miami	84 days
Miami-Dade	81 days