

Unit UPH-4602 - Biscayne Beach

UPH-4602 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A10800560
 Status: Active
 Size: 2,870 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 5
 Half Bathrooms:
 Parking Spaces: Covered Parking, Electric Vehicle Charging Station, Valet Parking
 View:
 List Price: \$3,480,000
 List PPSF: \$1,213
 Valuated Price: \$2,932,000
 Valuated PPSF: \$1,022

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: 18
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 6

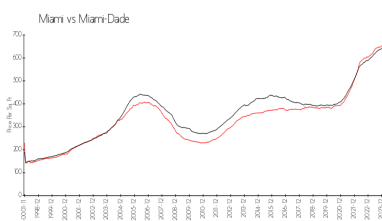
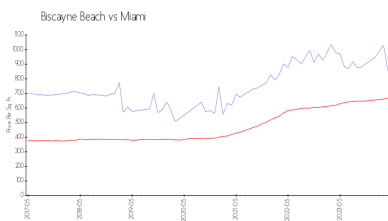
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 4407 | 1,868 sq ft | May 2024 | \$2,175,000 | \$1,164 |
| 3001 | 1,060 sq ft | Apr 2024 | \$770,000 | \$726 |
| 4304 | 1,162 sq ft | Apr 2024 | \$1,150,000 | \$990 |
| 2905 | 1,223 sq ft | Apr 2024 | \$1,100,000 | \$899 |
| 1009 | 944 sq ft | Mar 2024 | \$680,000 | \$720 |
| 2502 | 1,698 sq ft | Mar 2024 | \$1,687,500 | \$994 |

Market Information



Biscayne Beach: \$857/sq. ft.
 Miami: \$669/sq. ft.
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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Biscayne Beach: 5%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Biscayne Beach | 110 days |
| Miami | 84 days |
| Miami-Dade | 81 days |