

Unit 1609 - Biscayne Beach

1609 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11452655
 Status: Active
 Size: 944 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$790,000
 List PPSF: \$837
 Valuated Price: \$622,000
 Valuated PPSF: \$659

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

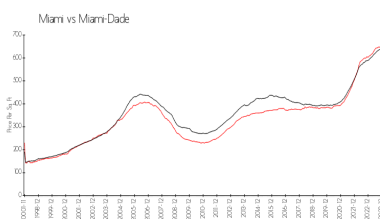
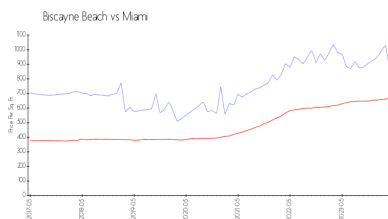
Building Association Information

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