

# Unit 6301 - 900 Biscayne Bay

6301 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11510295        |
| Status:         | Active           |
| Size:           | 3,199 Sq ft.     |
| Bedrooms:       | 4                |
| Full Bathrooms: | 4                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$3,300,000      |
| List PPSF:      | \$1,032          |
| Valuated Price: | \$3,251,000      |
| Valuated PPSF:  | \$1,016          |

*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:                         | 509 |
| Number of active listings for rent:      | 44  |
| Number of active listings for sale:      | 25  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 25  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 8   |

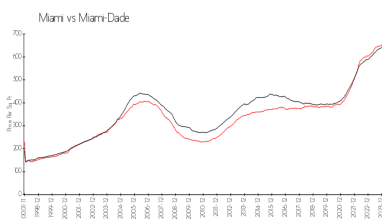
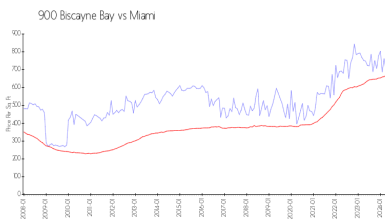
## Building Association Information

900 Biscayne Bay Condominium Association, Inc  
786-206-6781

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2506   | 2,145 sq ft | Apr 2024     | \$1,750,000 | \$816 |
| 3307   | 938 sq ft   | Apr 2024     | \$720,000   | \$768 |
| 905    | 1,620 sq ft | Apr 2024     | \$1,150,000 | \$710 |
| 3912   | 1,237 sq ft | Mar 2024     | \$815,000   | \$659 |
| 4403   | 912 sq ft   | Mar 2024     | \$695,000   | \$762 |
| 3302   | 1,575 sq ft | Mar 2024     | \$1,150,000 | \$730 |

## Market Information



|                   |               |             |               |
|-------------------|---------------|-------------|---------------|
| 900 Biscayne Bay: | \$697/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:            | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| 900 Biscayne Bay | 5% |
| Miami            | 4% |
| Miami-Dade       | 3% |

## Avg. Time to Close Over Last 12 Months



900 Biscayne Bay  
Miami  
Miami-Dade

95 days  
84 days  
81 days