

Unit 412 - Biscayne Beach Club

412 - 15551 SW 104 Ter, Kendall, FL, Miami-Dade 33196

Unit Information

MLS Number: A11523797
 Status: Active
 Size: 588 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View:
 List Price: \$250,000
 List PPSF: \$425
 Valuated Price: \$198,000
 Valuated PPSF: \$337

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: 3
 Number of sales over the last 3 months: 3

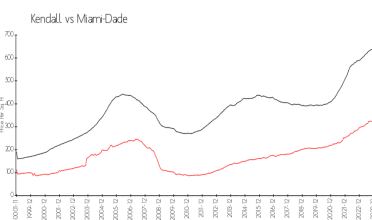
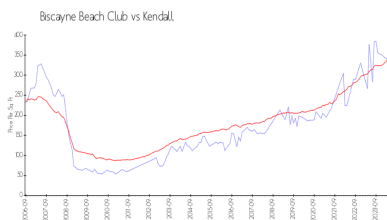
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
714	1,053 sq ft	May 2024	\$305,000	\$290
6211	588 sq ft	Mar 2024	\$225,000	\$383
1022	1,053 sq ft	Feb 2024	\$280,000	\$266
321	747 sq ft	Oct 2023	\$255,000	\$341
8211	588 sq ft	Oct 2023	\$220,000	\$374

Market Information



Biscayne Beach Club:	\$339/sq. ft.	Kendall:	\$345/sq. ft.
Kendall:	\$345/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Biscayne Beach Club: 2%
 Kendall: 1%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Biscayne Beach Club	22 days
Kendall	27 days
Miami-Dade	81 days