

Unit 1805 - 50 Biscayne

1805 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

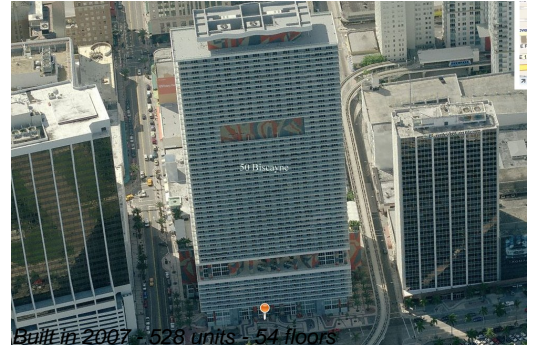
MLS Number: A11530799
 Status: Active
 Size: 845 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$610,000
 List PPSF: \$722
 Valuated Price: \$447,000
 Valuated PPSF: \$529



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: 528
 Number of active listings for rent: 45
 Number of active listings for sale: 15
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4



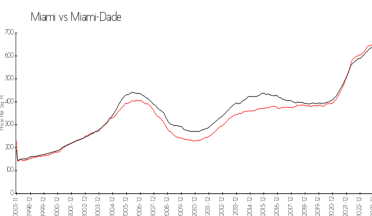
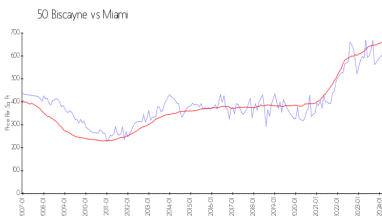
Building Association Information

50 Biscayne Association
 50 Biscayne Blvd, Miami, FL 33132
 786-691-2031

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3607	700 sq ft	Apr 2024	\$460,000	\$657
1802	1,789 sq ft	Apr 2024	\$1,100,000	\$615
5204	1,357 sq ft	Apr 2024	\$925,000	\$682
803	501 sq ft	Mar 2024	\$347,500	\$694
3904	1,358 sq ft	Nov 2023	\$715,000	\$527
911	501 sq ft	Nov 2023	\$318,000	\$635
3708	1,357 sq ft	Nov 2023	\$850,000	\$626

Market Information



50 Biscayne: \$620/sq. ft. Miami: \$669/sq. ft.
 Miami: \$669/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

50 Biscayne: 3%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

50 Biscayne	60 days
Miami	84 days
Miami-Dade	81 days