

Unit 9B - Jockey Club 2

9B - 11111 bis Biscayne Blvd, North Miami Beach, FL, Miami-Dade 33181

Unit Information

MLS Number: A11536482
 Status: Active
 Size: 1,551 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking, Valet Parking
 View:
 List Price: \$300,000
 List PPSF: \$193
 Valuated Price: \$326,000
 Valuated PPSF: \$210

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: 90
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

Jockey Club Maintenance Association Inc
 11111 Biscayne Blvd, Miami, FL 33181
 (305) 891-2728

Recent Sales

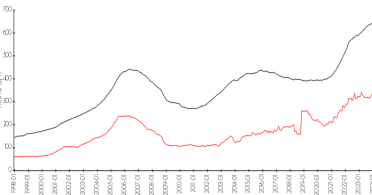
Unit #	Size	Closing Date	Sale Price	PPSF
12B	1,754 sq ft	Feb 2024	\$442,000	\$252
1D	1,353 sq ft	Feb 2024	\$325,000	\$240
9G (925)	1,353 sq ft	Oct 2023	\$345,000	\$255
8G	1,353 sq ft	Oct 2023	\$275,000	\$203
6A (622)	1,353 sq ft	Jul 2023	\$290,000	\$214

Market Information

Jockey Club 2 vs North Miami Beach



North Miami Beach vs Miami-Dade

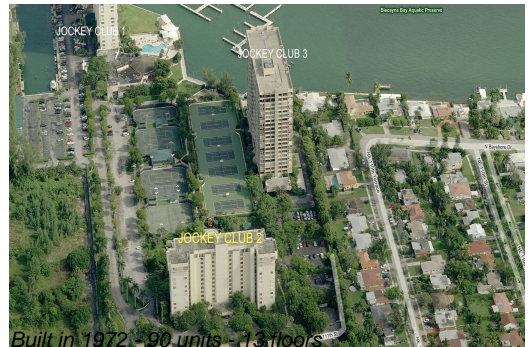


Jockey Club 2: \$212/sq. ft.
 North Miami Beach: \$340/sq. ft.

North Miami Beach: \$340/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Jockey Club 2: 10%
 North Miami Beach: 7%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Jockey Club 2	98 days
North Miami Beach	103 days
Miami-Dade	81 days