

Unit 2604 - Biscayne Beach

2604 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11537468
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,162,000
List PPSF:	\$1,000
Valuated Price:	\$973,000
Valuated PPSF:	\$837

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

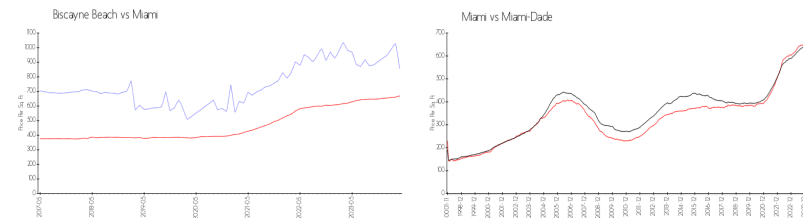
Building Association Information

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.
Miami:	\$669/sq. ft.	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