

# Unit 2410 - 900 Biscayne Bay

2410 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11541426  
 Status: Active  
 Size: 1,031 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$635,000  
 List PPSF: \$616  
 Valuated Price: \$569,000  
 Valuated PPSF: \$552

*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

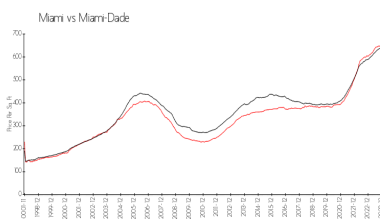
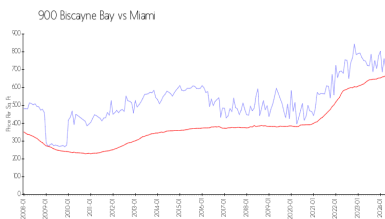
## Building Association Information

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-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