

Unit 2502 - 900 Biscayne Bay

2502 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11556952
Status:	Active
Size:	1,575 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Valet Parking
View:	
List Price:	\$1,199,000
List PPSF:	\$761
Valuated Price:	\$921,000
Valuated PPSF:	\$585

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

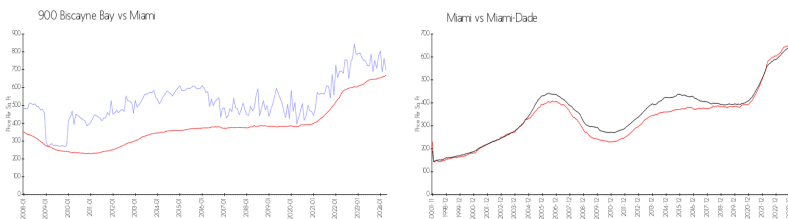
Building Association Information

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:	\$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