

# Unit 909 - 1800 Biscayne Plaza

909 - 275 NE 18 St, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11560817
Status:	Active
Size:	763 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$375,000
List PPSF:	\$491
Valuated Price:	\$323,000
Valuated PPSF:	\$423

*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:	195
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

1800 Biscayne Plaza Condo Assn Inc  
Managed By Castle Management  
275 NE 18th St  
Miami FL 33132  
(305) 789-3883  
(305) 579-5353

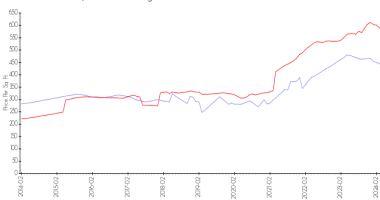
<http://1800biscayne.com/Page/16>

## Recent Sales

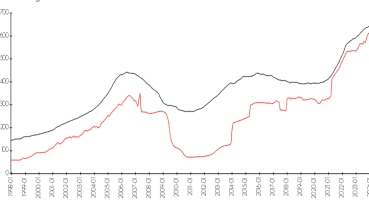
Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,051 sq ft	Apr 2024	\$450,000	\$428
508	593 sq ft	Feb 2024	\$288,000	\$486
408	593 sq ft	Dec 2023	\$280,000	\$472
PH-01	734 sq ft	Dec 2023	\$375,000	\$511
2001	734 sq ft	Oct 2023	\$345,000	\$470
1203	1,040 sq ft	Oct 2023	\$465,000	\$447

## Market Information

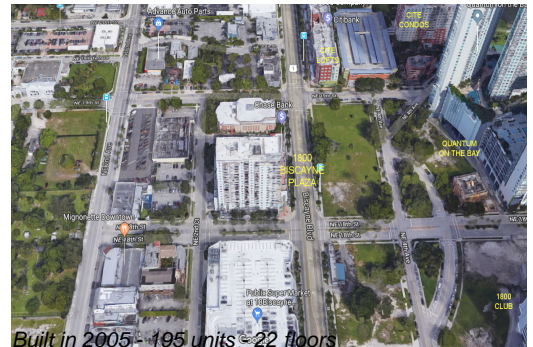
1800 Biscayne Plaza vs Edgewater



Edgewater vs Miami-Dade



1800 Biscayne Plaza:	\$440/sq. ft.	Edgewater:	\$581/sq. ft.
Edgewater:	\$581/sq. ft.	Miami-Dade:	\$694/sq. ft.



**Inventory for Sale**

1800 Biscayne Plaza	3%
Edgewater	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

1800 Biscayne Plaza	62 days
Edgewater	88 days
Miami-Dade	81 days