

# Unit 1911 - 50 Biscayne

1911 - 50 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11565962  
 Status: Active  
 Size: 1,256 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$739,000  
 List PPSF: \$588  
 Valuated Price: \$571,000  
 Valuated PPSF: \$455

*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: 528  
 Number of active listings for rent: 45  
 Number of active listings for sale: 15  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

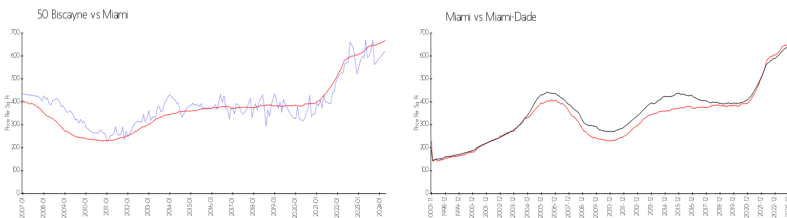
## Building Association Information

50 Biscayne Association  
 50 Biscayne Blvd, Miami, FL 33132  
 786-691-2031

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 3607   | 700 sq ft   | Apr 2024     | \$460,000   | \$657 |
| 1802   | 1,789 sq ft | Apr 2024     | \$1,100,000 | \$615 |
| 5204   | 1,357 sq ft | Apr 2024     | \$925,000   | \$682 |
| 803    | 501 sq ft   | Mar 2024     | \$347,500   | \$694 |
| 3904   | 1,358 sq ft | Nov 2023     | \$715,000   | \$527 |
| 911    | 501 sq ft   | Nov 2023     | \$318,000   | \$635 |
| 3708   | 1,357 sq ft | Nov 2023     | \$850,000   | \$626 |

## Market Information



|              |               |             |               |
|--------------|---------------|-------------|---------------|
| 50 Biscayne: | \$620/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:       | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

50 Biscayne 3%  
 Miami 4%  
 Miami-Dade 3%



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

|             |         |
|-------------|---------|
| 50 Biscayne | 60 days |
| Miami       | 84 days |
| Miami-Dade  | 81 days |