

# Unit 5009 - 900 Biscayne Bay

5009 - 900 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11555976  
 Status: Active  
 Size: 1,579 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$1,280,000  
 List PPSF: \$811  
 Valuated Price: \$1,151,000  
 Valuated PPSF: \$729

*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

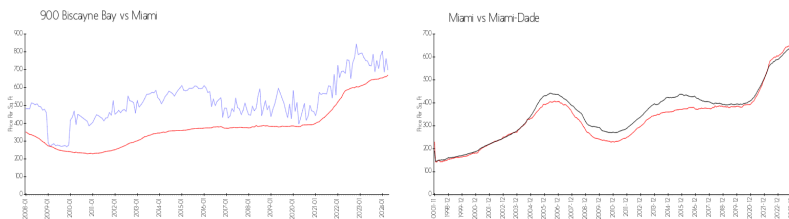
## Building Association Information

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