

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

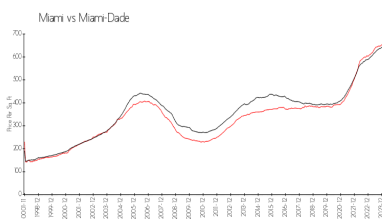
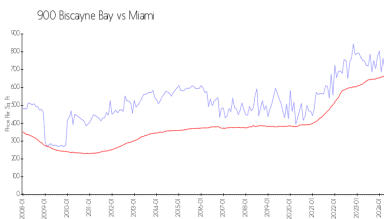
Building Association Information

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-Dade: \$695/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