

# Unit 4105 - Biscayne Beach

4105 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11571631  
 Status: Active  
 Size: 1,223 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Deeded Parking  
 View:  
 List Price: \$1,290,000  
 List PPSF: \$1,055  
 Valuated Price: \$1,189,000  
 Valuated PPSF: \$972

*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: 391  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

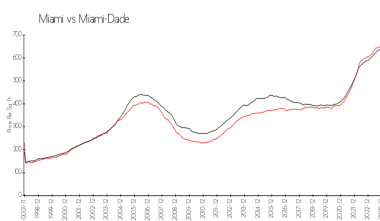
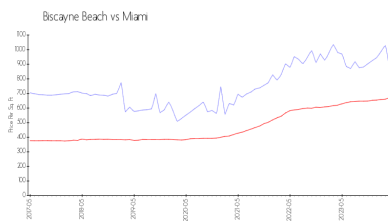
## Building Association Information

Biscayne Beach  
 Address: 2900 NE 7th Ave,  
 Miami, FL 33137  
 Phone: +1 305-356-7443

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4407	1,868 sq ft	May 2024	\$2,175,000	\$1,164
3001	1,060 sq ft	Apr 2024	\$770,000	\$726
4304	1,162 sq ft	Apr 2024	\$1,150,000	\$990
2905	1,223 sq ft	Apr 2024	\$1,100,000	\$899
1009	944 sq ft	Mar 2024	\$680,000	\$720
2502	1,698 sq ft	Mar 2024	\$1,687,500	\$994

## Market Information



Biscayne Beach: \$857/sq. ft.  
 Miami: \$669/sq. ft.

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 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Biscayne Beach: 5%  
 Miami: 4%  
 Miami-Dade: 3%



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

Biscayne Beach	110 days
Miami	84 days
Miami-Dade	81 days