

Unit LPH-4508 - Biscayne Beach

LPH-4508 - 2900 NE 7 Ave, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11574358 |
| Status: | Active |
| Size: | 1,731 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,800,000 |
| List PPSF: | \$1,040 |
| Valuated Price: | \$1,522,000 |
| Valuated PPSF: | \$879 |

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

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|--|-----|
| 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 |

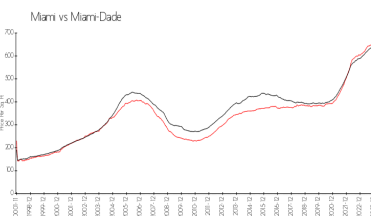
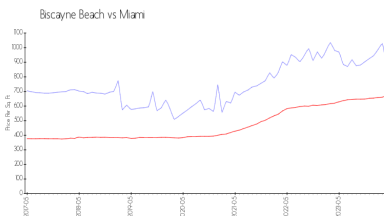
Building Association Information

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. |
| Miami: | \$669/sq. ft. | 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 |