# Sales REPORT



BISCAYNE 900 BAY

## 900 BISCAYNE BLVD

MIAMI, FL 33132

ICONIC LIVING.
UNMATCHED VIEWS.

**SERHANT.**
**ALVARO GARCIA**
3390 Mary Street suite 122, Miami FL 33133

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# UNIT TYPE

## SUMMARY BREAKDOWN

MLS DATA

| 900 BISCAYNE BAY _ AVAILABILITY REPORT 11/3/2026 | | | |
|---|---|---|---|
| | **#units** | **AVERAGE $ / SQ.FT.** | |
| **1 BEDS** | 12 | $751 | **55%** |
| **2 BEDS** | 4 | $839 | **18%** |
| **3 BEDS** | 6 | $964 | **27%** |
| **Available** | **22** | | **100%** |
| Total Units | 508 | **4.3%** | |
| **ALL INVENTORY** | | | **$825** AVERAGE $ / SQ.FT. |

## PRICING

| | **FROM** | **TO** |
|---|---|---|
| **1 Beds** | $635,000 | $900,000 |
| **2 Beds** | $885,000 | $1,748,000 |
| **3 Beds** | $1,250,000 | $2,980,000 |

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# 1 BEDROOM RESIDENCES

## AVAILABLE RESIDENCES

MLS DATA

| UNIT | BEDS | BATHS | AREA SQ.FT. | $ / SQ.FT. | DAYS ON MARKET | LIST PRICE |
|---|---|---|---|---|---|---|
| **2410** | 1 | 2 | 1,031 | $616 | 884 | **$635,000** |
| **4010** | 1 | 2 | 1,031 | $630 | 20 | **$650,000** |
| **2104** | 1 | 2 | 938 | $709 | 4 | **$665,000** |
| **3003** | 1 | 2 | 912 | $734 | 29 | **$669,000** |
| **403** | 1 | 2 | 914 | $739 | 4 | **$675,000** |
| **4703** | 1 | 2 | 912 | $746 | 148 | **$679,900** |
| **4904** | 1 | 2.5 | 938 | $745 | 1078 | **$699,000** |
| **5310** | 1 | 2 | 1,031 | $703 | 29 | **$725,000** |
| **3704** | 1 | 1.5 | 938 | $784 | 195 | **$735,000** |
| **3803** | 1 | 2 | 912 | $822 | 526 | **$750,000** |
| **4205** | 1 | 2 | 929 | $823 | 105 | **$765,000** |
| **4307** | 1 | 1.5 | 938 | $959 | 1426 | **$900,000** |
| **AVERAGE** | | | | **$751** | **371** | |

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# 2 BEDROOM RESIDENCES

## AVAILABLE RESIDENCES

MLS DATA

| UNIT | BEDS | BATHS | AREA SQ.FT. | $ / SQ.FT. | DAYS ON MARKET | LIST PRICE |
|---|---|---|---|---|---|---|
| **2112** | 2 | 2.5 | 1,237 | $715 | 55 | **$885,000** |
| **4412** | 2 | 2.5 | 1,237 | $728 | 48 | **$900,000** |
| **4308** | 2 | 3 | 1,450 | $965 | 225 | **$1,399,000** |
| **701** | 2 | 3 | 1,845 | $947 | 22 | **$1,748,000** |
| **AVERAGE** | | | | **$839** | **88** | |

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# 3 BEDROOM RESIDENCES

## AVAILABLE RESIDENCES

MLS DATA

| UNIT | BEDS | BATHS | AREA SQ.FT. | $ / SQ.FT. | DAYS ON MARKET | LIST PRICE |
|---|---|---|---|---|---|---|
| **707** | 3 | 3 | 1,642 | $761 | 13 | **$1,250,000** |
| **1705** | 3 | 3 | 1,620 | $1,003 | 6 | **$1,625,000** |
| **2506** | 3 | 4 | 2,145 | $921 | 118 | **$1,975,000** |
| **6109** | 3 | 3.5 | 2,577 | $810 | 225 | **$2,087,000** |
| **2406** | 3 | 3.5 | 2,145 | $1,166 | 35 | **$2,500,000** |
| **6205** | 3 | 3.5 | 2,647 | $1,126 | 152 | **$2,980,000** |
| **AVERAGE** | | | | **$964** | **92** | |

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# RECENT SALES

## CLOSED SALES (LAST 360 DAYS)

MLS DATA

### 1 BEDROOM SALES

| UNIT | BEDS | AREA SQ.FT. | LIST PRICE | SOLD PRICE | % OF LIST | CLOSING DATE |
|---|---|---|---|---|---|---|
| **3607** | 1 | 1,042 | $749,000 | **$700,000** | 93.5% | 10/29/2026 |
| **2907** | 1 | 938 | $725,000 | **$675,000** | 93.1% | 08/18/2026 |
| **5104** | 1 | 938 | $719,000 | **$670,000** | 93.2% | 06/12/2026 |
| **1704** | 1 | 938 | $649,900 | **$645,000** | 99.2% | 06/30/2026 |
| **3110** | 1 | 1,031 | $630,000 | **$610,000** | 96.8% | 06/22/2026 |
| **2910** | 1 | 1,031 | $590,000 | **$590,000** | 100.0% | 07/09/2026 |

### 2 BEDROOM SALES

| UNIT | BEDS | AREA SQ.FT. | LIST PRICE | SOLD PRICE | % OF LIST | CLOSING DATE |
|---|---|---|---|---|---|---|
| **3502** | 2 | 1,575 | $999,000 | **$1,000,000** | 100.1% | 07/28/2026 |
| **3212** | 2 | 1,237 | $849,999 | **$820,000** | 96.5% | 06/09/2026 |

### 3 BEDROOM SALES

| UNIT | BEDS | AREA SQ.FT. | LIST PRICE | SOLD PRICE | % OF LIST | CLOSING DATE |
|---|---|---|---|---|---|---|
| **2302** | 3 | 1,575 | $1,299,000 | **$1,225,000** | 94.3% | 09/03/2026 |
| **5602** | 3 | 1,575 | $1,320,000 | **$1,200,000** | 90.9% | 05/11/2026 |
| **3709** | 3 | 1,579 | $1,250,000 | **$1,175,000** | 94.0% | 06/30/2026 |

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# RECENT SALES

## CLOSED SALES (LAST 360 DAYS)

MLS DATA

### 4 BEDROOM SALES

| UNIT | BEDS | AREA SQ.FT. | LIST PRICE | SOLD PRICE | % OF LIST | CLOSING DATE |
|---|---|---|---|---|---|---|
| **4202** | 4 | 2,754 | $2,675,000 | **$2,500,000** | 93.5% | 09/08/2026 |

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# HISTORY INVENTORY

**HISTORY INVENTORY AVERAGE $ x Square Feet**

June 24th 2026 ($850)

August 25th 2026 ($878)

September 30th 2026 ($886)

October 31st 2026 ($825)

**November 3rd, 2026 ($825)**

WORK WITH A TRUSTED EXPERT

# GET IN TOUCH


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