SERHANT.

BISCAYNE BEACH

RENTAL REPORT



Biscayne Beach –
2900 NE 7th Ave, Miami, FL 33137

RENTAL PERFORMANCE ANALYSIS
FOR BISCAYNE BEACH.

SERHANT.

UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

BISCAYNE BEACH _ AVAILABILITY REPORT 11/4/2026		
	#units	
1 BEDS	3	**38%**
2 BEDS	2	**25%**
3 BEDS	3	**38%**
Available	**8**	**100%**
Total Units	391	**2.0%**

PRICING

	FROM	TO
1 BEDROOMS	$5,000	$5,200
2 BEDROOMS	$5,500	$8,200
3 BEDROOMS	$11,500	$13,000

SERHANT.

1 BEDROOM

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
1709	Unfurnished	1	2	944	**$5,000**
2909	Part Furn	1	2	944	**$5,100**
3509	Furnished	1	2	944	**$5,200**

SERHANT.

2 BEDROOM

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
4006	Furnished	2	2	912	**$5,500**
4305	Furnished	2	3	1,223	**$8,200**

SERHANT.

3 BEDROOM

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
902	Furnished	3	4	1,698	**$11,500**
4308	Furnished	3	3	1,731	**$11,500**
4307	Furnished	3	3	1,868	**$13,000**

SERHANT.

PENDING RENTALS

UNIT	FURNISHED	BEDS	BATHS	SQ.FT.	LIST PRICE
604	Unfurnished	2	2	1,029	**$7,500**

SERHANT.

CLOSED RENTALS

(LAST 180 DAYS)

1 BEDROOM RENTALS

UNIT	BEDS	BATHS	SQ.FT.	LIST PRICE	RENTAL PRICE	CLOSING DATE
1908	1	2	790	$4,450	**$4,450**	09/28/2026
2908	1	2	790	$4,200	**$4,200**	09/27/2026
2909	1	2	944	$5,000	**$4,600**	09/15/2026
1006	1	2	912	$4,150	**$4,250**	09/01/2026
1108	1	2	790	$4,300	**$4,000**	09/01/2026

2 BEDROOM RENTALS

UNIT	BEDS	BATHS	SQ.FT.	LIST PRICE	RENTAL PRICE	CLOSING DATE
1104	2	2.5	1,162	$6,200	**$6,200**	10/24/2026
801	2	2.5	1,060	$5,200	**$5,200**	09/15/2026
1606	2	2	912	$4,999	**$4,100**	09/08/2026
3601	2	2.5	1,060	$5,700	**$5,700**	09/03/2026
2701	2	2.5	1,060	$5,750	**$5,750**	08/27/2026
1609	2	2	944	$4,500	**$4,500**	08/04/2026
2901	2	2.5	1,060	$5,750	**$5,600**	07/28/2026
2004	2	2.5	1,162	$5,800	**$5,700**	07/25/2026
1406	2	2	1,014	$4,950	**$4,900**	07/06/2026
1003	2	3	1,137	$6,500	**$6,200**	06/22/2026
2204	2	2.5	1,162	$6,400	**$6,200**	06/17/2026
604	2	2	1,029	$6,200	**$6,200**	06/01/2026
2406	2	2	1,014	$4,950	**$4,850**	05/18/2026

SERHANT.

CLOSED RENTALS

(LAST 180 DAYS)

3 BEDROOM RENTALS

UNIT	BEDS	BATHS	SQ.FT.	LIST PRICE	RENTAL PRICE	CLOSING DATE
4102	3	4	1,698	$10,000	**$9,250**	09/01/2026
3107	3	4	1,868	$11,500	**$10,000**	07/31/2026
402	3	4	1,671	$10,500	**$9,500**	07/15/2026
707	3	3	1,868	$9,500	**$8,000**	07/13/2026

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

Alvaro Garcia

Real Estate Expert · SERHANT.

(305) 724-5807

alvarogarcia@serhant.com

VipMiamiProperties.com

SERHANT.

Serhant is a licensed real estate broker. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), which should be independently verified, and Serhant LLC expressly disclaims any liability in connection therewith. No financial or legal advice provided. Equal Housing Opportunity.