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BISCAYNE BEACH

SALES REPORT



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

SALES PERFORMANCE ANALYSIS
FOR BISCAYNE BEACH.

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UNIT TYPE

SUMMARY BREAKDOWN

MLS DATA

BISCAYNE BEACH _ AVAILABILITY REPORT 11/4/2026			
	#units	**AVERAGE $ / SQ.FT.**	
1 BEDS	7	$780	**44%**
2 BEDS	5	$997	**31%**
3 BEDS	4	$1,146	**25%**
Available	**16**		**100%**
Total Units	391	**4.1%**	
ALL INVENTORY			**$939** AVERAGE $ / SQ.FT.

PRICING

	FROM	TO
1 Beds	$595,000	$975,000
2 Beds	$839,000	$1,350,000
3 Beds	$1,795,000	$2,175,000

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1 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1408	1	2	790	$753	203	**$595,000**
3608	1	2	790	$797	64	**$630,000**
2008	1	2	790	$823	595	**$649,900**
1409	1	2	944	$689	414	**$650,000**
2209	1	2	944	$709	69	**$669,000**
4009	1	2	944	$739	643	**$698,000**
404	1	2	1,029	$948	543	**$975,000**
AVERAGE				**$780**	**362**	

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2 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
1701	2	2.5	1,060	$792	84	**$839,000**
604	2	2	1,029	$971	674	**$999,000**
3004	2	2.5	1,162	$1,033	249	**$1,200,000**
705	2	3	1,223	$1,087	31	**$1,330,000**
1205	2	3	1,223	$1,104	228	**$1,350,000**
AVERAGE				**$997**	**253**	

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3 BEDROOM RESIDENCES

AVAILABLE RESIDENCES

MLS DATA

UNIT	BEDS	BATHS	AREA SQ.FT.	$ / SQ.FT.	DAYS ON MARKET	LIST PRICE
602	3	4	1,671	$1,074	34	**$1,795,000**
3702	3	4	1,698	$1,222	155	**$2,075,000**
1407	3	4	1,868	$1,124	491	**$2,099,000**
1607	3	4	1,868	$1,164	217	**$2,175,000**
AVERAGE				**$1,146**	**224**	

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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
504	1	1,029	$745,000	**$699,510**	93.9%	08/24/2026

2 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3904	2	1,162	$1,295,000	**$1,232,000**	95.1%	06/02/2026
1603	2	1,137	$1,200,000	**$1,050,000**	87.5%	10/01/2026
1505	2	1,223	$1,300,000	**$1,025,000**	78.8%	09/30/2026
3701	2	1,060	$849,000	**$800,000**	94.2%	06/26/2026
1601	2	1,060	$810,000	**$780,000**	96.3%	10/19/2026
906	2	912	$750,000	**$740,000**	98.7%	07/30/2026
1806	2	912	$760,000	**$740,000**	97.4%	06/12/2026
3606	2	912	$775,000	**$730,000**	94.2%	05/21/2026
3301	2	1,060	$779,000	**$710,000**	91.1%	05/13/2026

3 BEDROOM SALES

UNIT	BEDS	AREA SQ.FT.	LIST PRICE	SOLD PRICE	% OF LIST	CLOSING DATE
3207	3	1,868	$2,149,000	**$1,850,000**	86.1%	08/17/2026
3107	3	1,868	$1,849,000	**$1,750,000**	94.6%	05/20/2026
1902	3	1,698	$1,795,000	**$1,690,000**	94.2%	07/31/2026

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HISTORY INVENTORY

HISTORY INVENTORY AVERAGE $ x Square Feet

September 30th 2026 ($976)

October 31st 2026 ($995)

November 4th, 2026 ($939)

WORK WITH A TRUSTED EXPERT

GET IN TOUCH

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