

North Biscayne Beach Amen, Sunny Isles Beach

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-sunny-isles-beach/north-biscayne-beach-amen/

BY THE NUMBERS

Median listed association fee	\$9,514 / month equivalent	14 active listings stating a fee; middle half \$7,633 to \$11,462
Sunny Isles Beach median (same property type)	\$1,471 / month	982 city listings
For sale today	15	0 under contract
Median asking price	\$9,799,999	asking range \$3,995,000 to \$47,500,000
Closed sales, September 2025 to August 2026	10	0 so far this month
Median sold price, same 12 months	\$6,950,000	sold range \$3,500,000 to \$13,500,000
Sold price vs original asking	89.9%	median across closed sales
Median recorded days on market (closed)	187	MLS cumulative days
Cash purchases	70%	of closed sales
Year built (listings)	2020 to 2025	median 2022
Months of supply	18	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Cable TV (69.2% of listings stating inclusions)
- Water (61.5% of listings stating inclusions)
- Security (53.8% of listings stating inclusions)
- Trash (53.8% of listings stating inclusions)
- Pool (30.8% of listings stating inclusions)
- Sewer (30.8% of listings stating inclusions)

NEARBY

- Beach: 0.8 mi (Sunny Isles Beach)
- Hospital: 2.5 mi (HCA Florida Aventura Hospital)
- Golf: 1.5 mi
- Rail station: 2 mi (Aventura)
- Marina: 1 mi
- Within 1 mile: 30 restaurants, 24 tennis courts, 10 parks, 6 playgrounds, 4 gyms

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in North Biscayne Beach Amen? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at [/condo-fees-sunny-isles-beach/north-biscayne-beach-amen/](http://condo-fees-sunny-isles-beach/north-biscayne-beach-amen/).

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to North Biscayne Beach Amen after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.