

Unit 2806 - Quantum

2806 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11560186
Status:	Active
Size:	951 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Deeded Parking
View:	
List Price:	\$549,999
List PPSF:	\$578
Valuated Price:	\$508,000
Valuated PPSF:	\$534

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

Number of units:	696
Number of active listings for rent:	46
Number of active listings for sale:	23
Building inventory for sale:	3%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	4

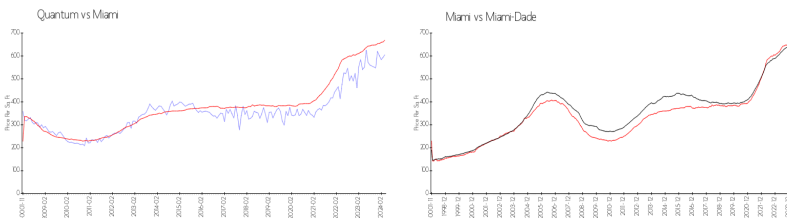
Building Association Information

Quantum on the Bay condominium Association
786.314.7457

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4804	1,239 sq ft	May 2024	\$712,500	\$575
2101	1,378 sq ft	Apr 2024	\$850,000	\$617
1918	1,162 sq ft	Apr 2024	\$650,000	\$559
2104	1,239 sq ft	Mar 2024	\$700,000	\$565
2517	663 sq ft	Feb 2024	\$435,000	\$656
4509	838 sq ft	Feb 2024	\$455,000	\$543

Market Information



Quantum:	\$606/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Quantum	3%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Quantum	48 days
Miami	84 days
Miami-Dade	81 days