

Unit 3204 - Marquis

3204 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11355677
Status:	Active
Size:	1,477 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,070,000
List PPSF:	\$724
Valuated Price:	\$1,027,000
Valuated PPSF:	\$695

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:	306
Number of active listings for rent:	23
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	2

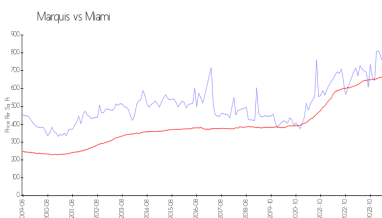
Building Association Information

Marquis Residences
1100 Biscayne Blvd, Miami, FL 33132
(305) 571-4000

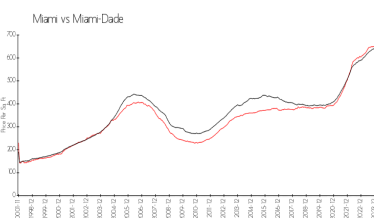
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3001	2,106 sq ft	May 2024	\$1,400,000	\$665
1603	1,647 sq ft	May 2024	\$800,000	\$486
4803	1,498 sq ft	Mar 2024	\$999,900	\$667
3004	1,477 sq ft	Mar 2024	\$990,000	\$670
5904	1,477 sq ft	Feb 2024	\$1,250,000	\$846
4401	2,106 sq ft	Feb 2024	\$1,425,000	\$677

Market Information



Marquis: \$718/sq. ft.
Miami: \$673/sq. ft.



Miami: \$673/sq. ft.
Miami-Dade: \$705/sq. ft.

Inventory for Sale

Marquis	4%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Marquis	127 days
Miami	83 days
Miami-Dade	81 days