

# Unit S-304 - Quadro (N&S)

S-304 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11416694
Status:	Active
Size:	855 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Covered Parking, Valet Parking
View:	
List Price:	\$625,999
List PPSF:	\$732
Valuated Price:	\$684,000
Valuated PPSF:	\$877

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.

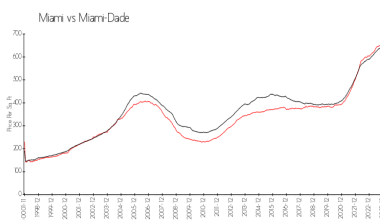
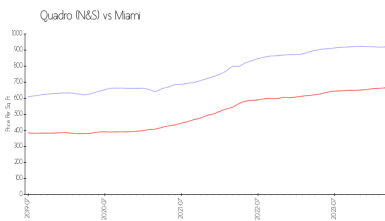
## Building Information

Number of units:	198
Number of active listings for rent:	0
Number of active listings for sale:	33
Building inventory for sale:	16%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S-1010	795 sq ft	Aug 2023	\$670,000	\$843
N-709	640 sq ft	May 2023	\$587,500	\$918

## Market Information



Quadro (N&S):	\$920/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Quadro (N&S)	17%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Quadro (N&S)	48 days
Miami	84 days
Miami-Dade	81 days

