

Unit S-812 - Quadro (N&S)

S-812 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|-----------------|
| MLS Number: | A11425541 |
| Status: | Active |
| Size: | 1,062 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Covered Parking |
| View: | |
| List Price: | \$1,100,000 |
| List PPSF: | \$1,036 |
| Valuated Price: | \$976,000 |
| Valuated PPSF: | \$919 |

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

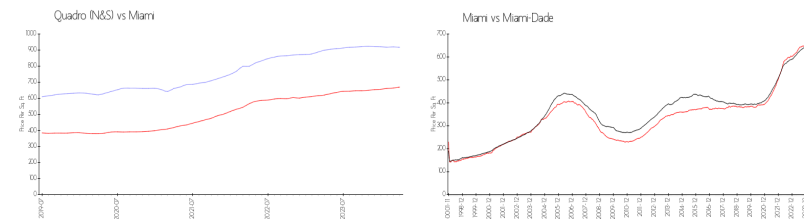
| | |
|--|-----|
| Number of units: | 198 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 33 |
| Building inventory for sale: | 16% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 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): | \$917/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/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 |