

Unit N-811 - Quadro (N&S)

N-811 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11431845
 Status: Active
 Size: 636 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Valet Parking
 View:
 List Price: \$625,000
 List PPSF: \$983
 Valuated Price: \$587,000
 Valuated PPSF: \$923

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.

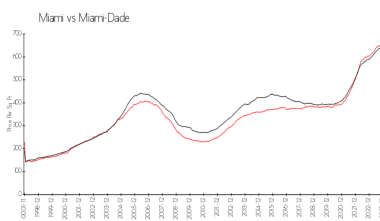
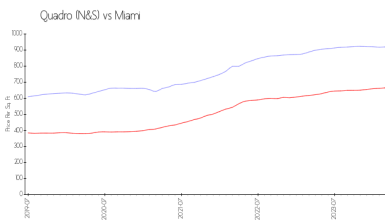
Building Information

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

