

# Unit 3303 - Marquis

3303 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11476230  
 Status: Active  
 Size: 1,498 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,050,000  
 List PPSF: \$701  
 Valuated Price: \$951,000  
 Valuated PPSF: \$635

*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: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 6

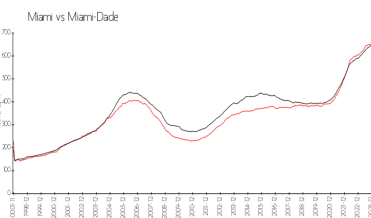
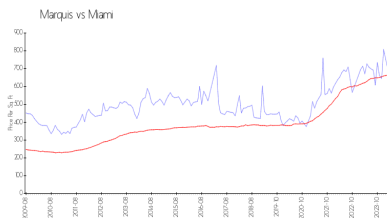
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2505	1,675 sq ft	Jan 2024	\$915,000	\$546
4703	1,498 sq ft	Jan 2024	\$975,000	\$651

## Market Information



Marquis: \$699/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Marquis: 4%  
 Miami: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Marquis	129 days
Miami	84 days
Miami-Dade	81 days