

Unit 5603 - Marquis

5603 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11492718
 Status: Active
 Size: 1,498 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$2,999,000
 List PPSF: \$2,002
 Valuated Price: \$1,195,000
 Valuated PPSF: \$798

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: 22
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 6

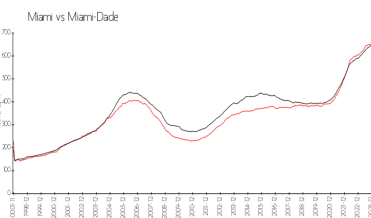
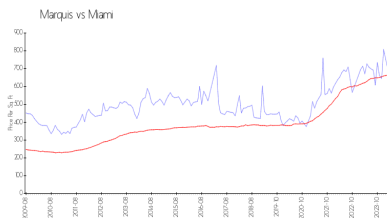
Building Association Information

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	141 days
Miami	84 days
Miami-Dade	81 days