

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:	\$1,419,000
Valuated PPSF:	\$947

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:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

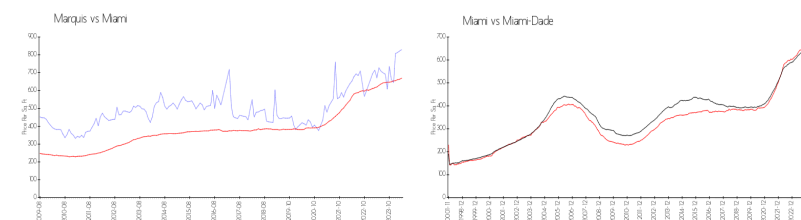
Building Association Information

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:	\$830/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/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