

# Unit 3103 - Marquis

3103 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11498103
Status:	Active
Size:	1,498 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$995,000
List PPSF:	\$664
Valuated Price:	\$932,000
Valuated PPSF:	\$622

*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

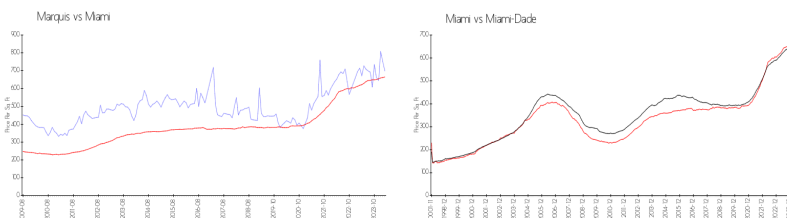
## Building Association Information

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