

# Unit 2403 - Quantum

2403 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11505948  
 Status: Active  
 Size: 651 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$440,000  
 List PPSF: \$676  
 Valuated Price: \$365,000  
 Valuated PPSF: \$561

*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: 696  
 Number of active listings for rent: 46  
 Number of active listings for sale: 24  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 36  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 5

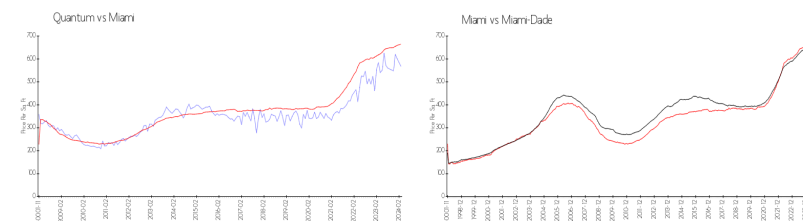
## Building Association Information

Quantum on the Bay condominium Association  
 786.314.7457

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2101	1,378 sq ft	Apr 2024	\$850,000	\$617
1918	1,162 sq ft	Apr 2024	\$650,000	\$559
2104	1,239 sq ft	Mar 2024	\$700,000	\$565
2517	663 sq ft	Feb 2024	\$435,000	\$656
4509	838 sq ft	Feb 2024	\$455,000	\$543

## Market Information



Quantum: \$568/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Quantum 3%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Quantum  
Miami  
Miami-Dade

51 days  
84 days  
81 days