

# 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:	\$390,000
Valuated PPSF:	\$599

*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:	35
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	3

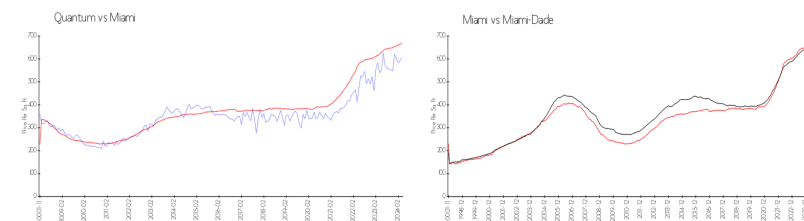
## Building Association Information

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:	\$606/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Quantum	3%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Quantum	51 days
Miami	84 days
Miami-Dade	81 days