

Unit 1603 - Marquis

1603 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11509799
Status:	Active
Size:	1,647 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$850,000
List PPSF:	\$516
Valuated Price:	\$679,000
Valuated PPSF:	\$412

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

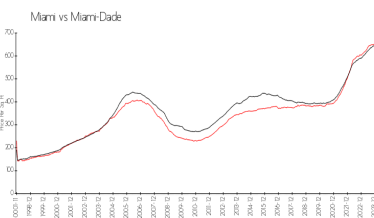
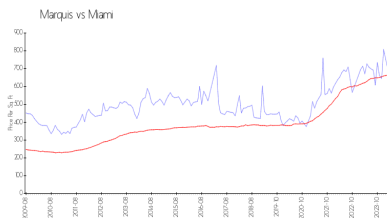
Building Association Information

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