

# Unit S-412 - Quadro (N&S)

S-412 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | A11519193       |
| Status:         | Active          |
| Size:           | 1,062 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: |                 |
| Parking Spaces: | Covered Parking |
| View:           |                 |
| List Price:     | \$890,000       |
| List PPSF:      | \$838           |
| Valuated Price: | \$938,000       |
| Valuated PPSF:  | \$883           |

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.

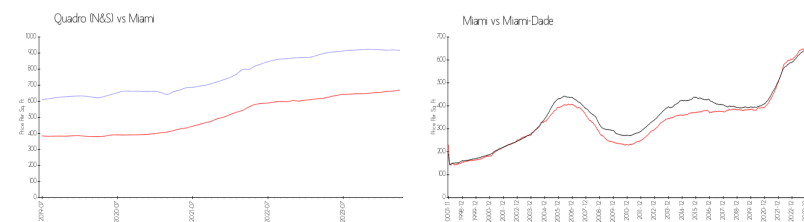
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 198 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 33  |
| Building inventory for sale:             | 16% |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| S-1010 | 795 sq ft | Aug 2023     | \$670,000  | \$843 |
| N-709  | 640 sq ft | May 2023     | \$587,500  | \$918 |

## Market Information



|               |               |             |               |
|---------------|---------------|-------------|---------------|
| Quadro (N&S): | \$917/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:        | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|              |     |
|--------------|-----|
| Quadro (N&S) | 17% |
| Miami        | 4%  |
| Miami-Dade   | 3%  |

## Avg. Time to Close Over Last 12 Months

|              |         |
|--------------|---------|
| Quadro (N&S) | 48 days |
| Miami        | 84 days |
| Miami-Dade   | 81 days |



Built in 2019 - 198 units - 12 floors