

# Unit S-418 - Quadro (N&S)

S-418 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11522509  
 Status: Active  
 Size: 743 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$630,000  
 List PPSF: \$848  
 Valuated Price: \$659,000  
 Valuated PPSF: \$887

*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.*

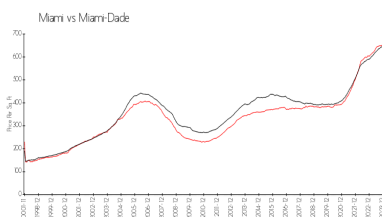
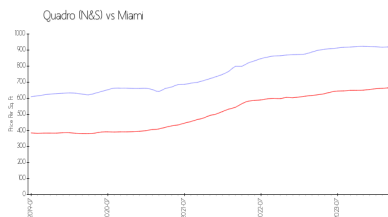
## Building Information

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: 3  
 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
N-819	781 sq ft	Apr 2023	\$575,000	\$736

## Market Information



Quadro (N&S):	\$920/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/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) 77 days  
 Miami 84 days  
 Miami-Dade 81 days

