

# Unit 2604 - Marquis

2604 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11565346
Status:	Active
Size:	1,477 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Bay
Rental Price:	\$5,900
List PPSF:	\$4
Valuated Price:	\$1,118,000
Valuated PPSF:	\$757

*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.*

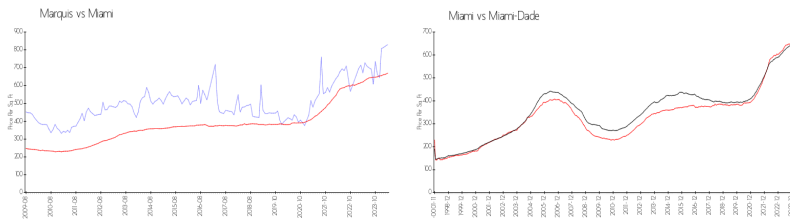
## Building Information

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:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

Marquis Residences  
 1100 Biscayne Blvd, Miami, FL 33132  
 (305) 571-4000

## Market Information



Marquis:	\$830/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/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

