

# Unit 1504 - Marquis

1504 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11584156  
 Status: Active  
 Size: 1,637 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$875,000  
 List PPSF: \$535  
 Valuated Price: \$761,000  
 Valuated PPSF: \$465

*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: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

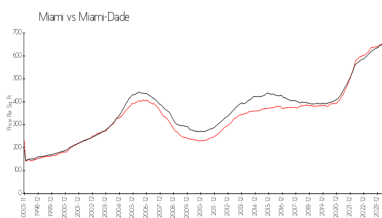
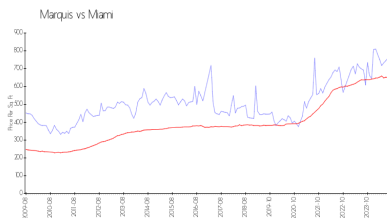
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3001	2,106 sq ft	May 2024	\$1,400,000	\$665
1603	1,647 sq ft	May 2024	\$800,000	\$486
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

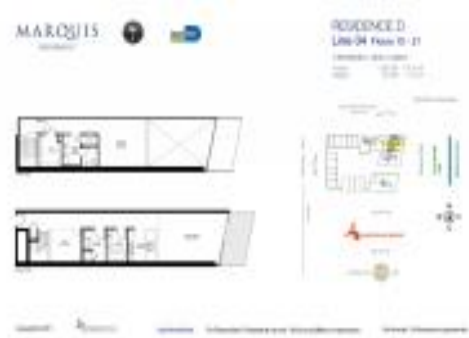
## Market Information



Marquis: \$758/sq. ft.  
 Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Marquis 4%  
 Miami 4%  
 Miami-Dade 4%



## **Avg. Time to Close Over Last 12 Months**

Marquis	116 days
Miami	84 days
Miami-Dade	84 days