

# Unit 1609 - Quantum

1609 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11605978
Status:	Active
Size:	838 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	Intracoastal View
Rental Price:	\$3,300
List PPSF:	\$4
Valuated Price:	\$345,000
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.*

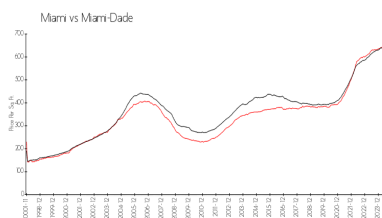
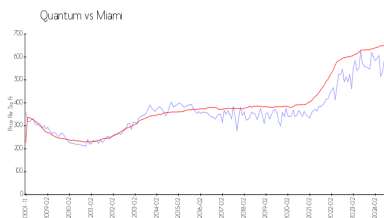
## Building Information

Number of units:	696
Number of active listings for rent:	46
Number of active listings for sale:	37
Building inventory for sale:	5%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	3

## Building Association Information

Quantum on the Bay condominium Association  
786.314.7457

## Market Information



Quantum:	\$557/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Quantum	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Quantum	56 days
Miami	86 days
Miami-Dade	85 days

