

# Unit 3507 - Marquis

3507 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11606489
Status:	Active
Size:	3,800 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Covered Parking,Valet Parking
View:	Bay,Ocean View,Water View
Rental Price:	\$18,500
List PPSF:	\$5
Valuated Price:	\$1,571,000
Valuated PPSF:	\$755

*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.*

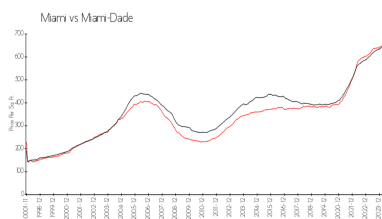
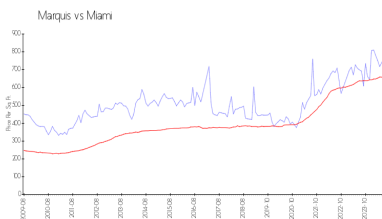
## Building Information

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:	13
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

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

## Market Information



Marquis:	\$785/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Marquis	4%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Marquis	108 days
Miami	85 days
Miami-Dade	85 days

