

# Unit 4404 - Marquis

4404 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11611389
Status:	Active
Size:	1,477 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	Bay, Intracoastal View, Water View
Rental Price:	\$5,750
List PPSF:	\$4
Valuated Price:	\$1,241,000
Valuated PPSF:	\$840

*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.*

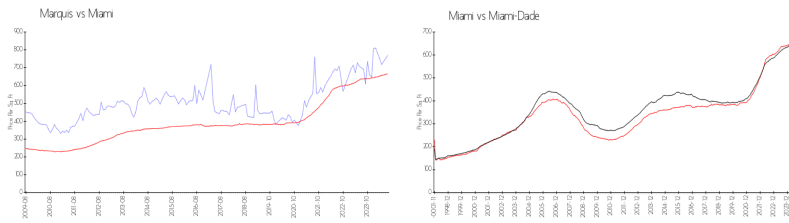
## Building Information

Number of units:	306
Number of active listings for rent:	23
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
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:	\$771/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Marquis	3%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Marquis	112 days
Miami	85 days
Miami-Dade	84 days

