

# Unit 1702 - Quantum

1702 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11612741  
 Status: Active  
 Size: 1,400 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$815,000  
 List PPSF: \$582  
 Valuated Price: \$716,000  
 Valuated PPSF: \$511

*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: 12  
 Number of sales over the last 3 months: 5

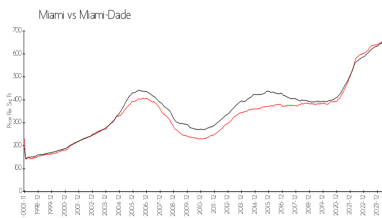
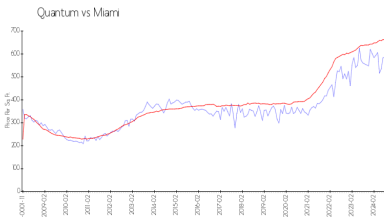
## Building Association Information

Quantum on the Bay condominium Association  
 786.314.7457

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4003	651 sq ft	Sep 2024	\$420,000	\$645
2806	951 sq ft	Aug 2024	\$500,000	\$526
1919	799 sq ft	Aug 2024	\$406,500	\$509
4119	799 sq ft	Jul 2024	\$445,000	\$557
2403	651 sq ft	Jul 2024	\$430,000	\$661

## Market Information



Quantum: \$583/sq. ft.  
 Miami: \$664/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Quantum: 5%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Quantum: 53 days  
 Miami: 85 days  
 Miami-Dade: 85 days

