

Unit 1402 - Quantum

1402 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11614236
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$849,000
List PPSF:	\$606
Valuated Price:	\$695,000
Valuated PPSF:	\$496

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:	31
Building inventory for sale:	4%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

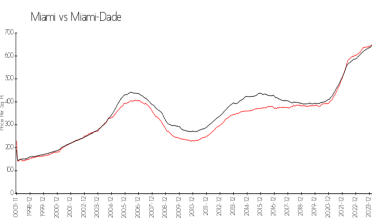
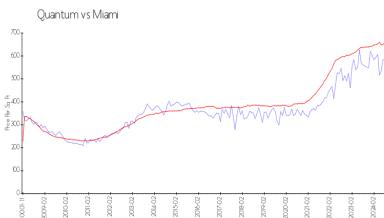
Building Association Information

Quantum on the Bay condominium Association
786.314.7457

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
512	1,104 sq ft	Jun 2024	\$545,000	\$494
1801	1,378 sq ft	Jun 2024	\$800,000	\$581
4502	1,400 sq ft	Jun 2024	\$815,000	\$582

Market Information



Quantum:	\$583/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Quantum	4%
Miami	4%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Quantum	53 days
Miami	84 days
Miami-Dade	84 days