

# Unit 603 - Quantum

603 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11633439                                |
| Status:         | Active                                   |
| Size:           | 1,332 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$775,000                                |
| List PPSF:      | \$582                                    |
| Valuated Price: | \$780,000                                |
| Valuated PPSF:  | \$586                                    |

*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:      | 35  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 23  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

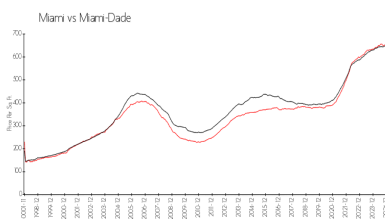
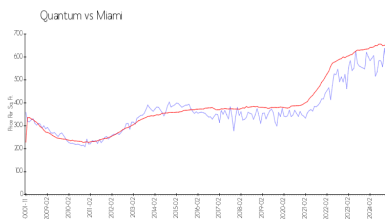
## Building Association Information

Quantum on the Bay condominium Association  
786.314.7457

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 3405   | 594 sq ft   | Dec 2024     | \$325,000  | \$547 |
| 3006   | 951 sq ft   | Dec 2024     | \$480,000  | \$505 |
| 1402   | 1,400 sq ft | Dec 2024     | \$760,000  | \$543 |
| 3415   | 1,325 sq ft | Nov 2024     | \$745,000  | \$562 |
| 3505   | 594 sq ft   | Nov 2024     | \$320,000  | \$539 |
| 1702   | 1,400 sq ft | Nov 2024     | \$780,000  | \$557 |

## Market Information



|          |               |             |               |
|----------|---------------|-------------|---------------|
| Quantum: | \$572/sq. ft. | Miami:      | \$895/sq. ft. |
| Miami:   | \$895/sq. ft. | Miami-Dade: | \$688/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Quantum    | 5% |
| Miami      | 5% |
| Miami-Dade | 5% |

## Avg. Time to Close Over Last 12 Months

|         |         |
|---------|---------|
| Quantum | 80 days |
| Miami   | 92 days |



