

# Unit 3617 - Quantum

3617 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11640236
Status:	Active
Size:	663 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$423,995
List PPSF:	\$640
Valuated Price:	\$391,000
Valuated PPSF:	\$590

*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:	28
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

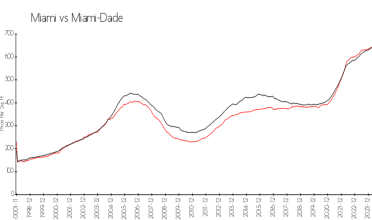
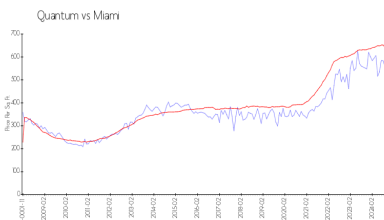
## Building Association Information

Quantum on the Bay condominium Association  
786.314.7457

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3505	594 sq ft	Nov 2024	\$320,000	\$539
1702	1,400 sq ft	Nov 2024	\$780,000	\$557
1418	1,162 sq ft	Oct 2024	\$655,000	\$564
811	1,000 sq ft	Oct 2024	\$505,000	\$505
4003	651 sq ft	Sep 2024	\$420,000	\$645

## Market Information



Quantum:	\$557/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Quantum	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Quantum	59 days
Miami	87 days
Miami-Dade	86 days

