

Unit S-702 - Quadro (N&S)

S-702 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11644540
 Status: Active
 Size: 1,048 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Other Parking
 View:
 List Price: \$720,000
 List PPSF: \$687
 Valuated Price: \$930,000
 Valuated PPSF: \$887

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.

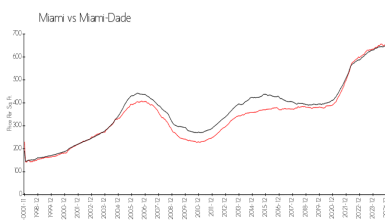
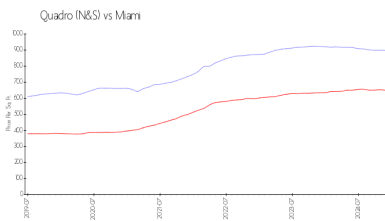
Building Information

Number of units: 198
 Number of active listings for rent: 0
 Number of active listings for sale: 31
 Building inventory for sale: 15%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S-720	801 sq ft	Nov 2024	\$550,150	\$687
S-412	1,062 sq ft	Nov 2024	\$819,000	\$771
N-1209	640 sq ft	Oct 2024	\$460,000	\$719
S-708	700 sq ft	Sep 2024	\$540,000	\$771
S-510	795 sq ft	Sep 2024	\$546,500	\$687

Market Information



Quadro (N&S):	\$895/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Quadro (N&S) 16%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Quadro (N&S) 79 days
 Miami 91 days
 Miami-Dade 90 days

