

Unit 4004 - Marquis

4004 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11651101
Status:	Active
Size:	1,477 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	
List Price:	\$1,150,000
List PPSF:	\$779
Valuated Price:	\$896,000
Valuated PPSF:	\$607

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:	306
Number of active listings for rent:	23
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

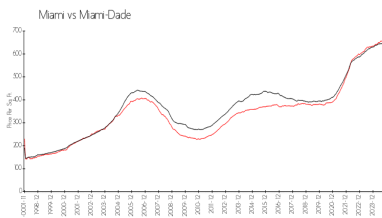
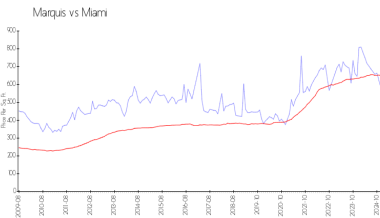
Building Association Information

Marquis Residences
 1100 Biscayne Blvd, Miami, FL 33132
 (305) 571-4000

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5707	1,647 sq ft	Jan 2025	\$1,075,000	\$653
2803	1,498 sq ft	Jan 2025	\$1,050,000	\$701
4303	1,498 sq ft	Dec 2024	\$875,000	\$584
2103	1,675 sq ft	Oct 2024	\$860,000	\$513
6301	3,831 sq ft	Sep 2024	\$4,500,000	\$1,175

Market Information



Marquis:	\$579/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Marquis	4%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Marquis	134 days
Miami	91 days
Miami-Dade	90 days

