

Unit 2509 - Quantum

2509 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11661254
 Status: Active
 Size: 838 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Parking-Under Building,Valet Parking

View:
 List Price: \$415,000
 List PPSF: \$495
 Valuated Price: \$387,000
 Valuated PPSF: \$462

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: 24
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 6

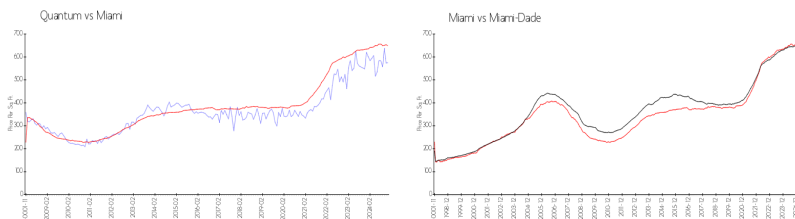
Building Association Information

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: 77 days



Miami
Miami-Dade

91 days
90 days