

Unit 4902 - Marquis

4902 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11664464
Status:	Active
Size:	1,557 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,100,000
List PPSF:	\$706
Valuated Price:	\$1,089,000
Valuated PPSF:	\$699

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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

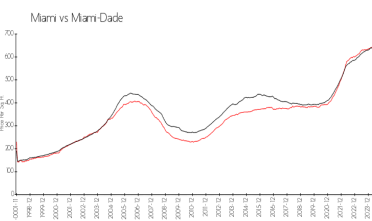
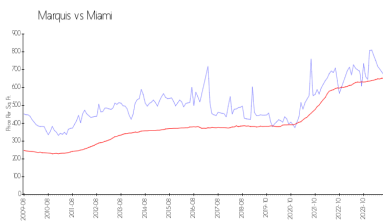
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2103	1,675 sq ft	Oct 2024	\$860,000	\$513
6301	3,831 sq ft	Sep 2024	\$4,500,000	\$1,175
3001	2,106 sq ft	May 2024	\$1,400,000	\$665
1603	1,647 sq ft	May 2024	\$800,000	\$486
4803	1,498 sq ft	Mar 2024	\$999,900	\$667
3004	1,477 sq ft	Mar 2024	\$990,000	\$670

Market Information



Marquis:	\$657/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Marquis	5%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Marquis	137 days
Miami	87 days

Miami-Dade

86 days