

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: | \$1,000,000 |
| List PPSF: | \$642 |
| 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

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|--|-----|
| Number of units: | 306 |
| Number of active listings for rent: | 23 |
| Number of active listings for sale: | 14 |
| 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 |

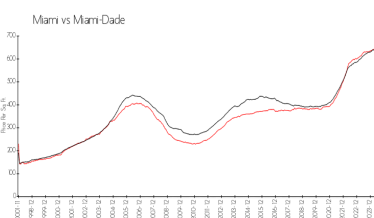
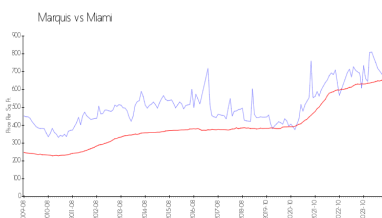
Building Association Information

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 |



Built in 2009 - 306 units - 67 floors

