

Unit 1803 - Quantum

1803 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11665349 |
| Status: | Active |
| Size: | 651 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Other Parking |
| View: | |
| List Price: | \$439,999 |
| List PPSF: | \$676 |
| Valuated Price: | \$337,000 |
| Valuated PPSF: | \$518 |

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: | 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: | 28 |
| Number of sales over the last 6 months: | 13 |
| Number of sales over the last 3 months: | 5 |

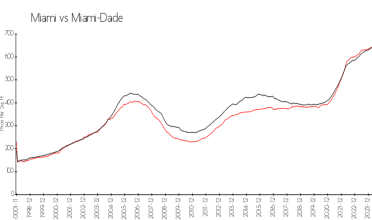
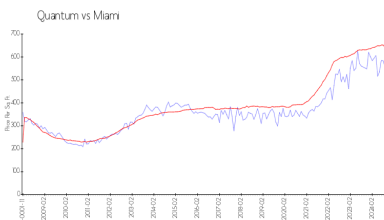
Building Association Information

Quantum on the Bay condominium Association
786.314.7457

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 3505 | 594 sq ft | Nov 2024 | \$320,000 | \$539 |
| 1702 | 1,400 sq ft | Nov 2024 | \$780,000 | \$557 |
| 1418 | 1,162 sq ft | Oct 2024 | \$655,000 | \$564 |
| 811 | 1,000 sq ft | Oct 2024 | \$505,000 | \$505 |
| 4003 | 651 sq ft | Sep 2024 | \$420,000 | \$645 |

Market Information



| | | | |
|----------|---------------|-------------|---------------|
| Quantum: | \$557/sq. ft. | Miami: | \$642/sq. ft. |
| Miami: | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|------------|----|
| Quantum | 5% |
| Miami | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| Quantum | 59 days |
| Miami | 87 days |
| Miami-Dade | 86 days |

