Unit 4308 - Marquis

4308 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11677961
Status:	Active
Size:	1,647 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	$1,150,000
List PPSF:	$698
Valuated Price:	$834,000
Valuated PPSF:	$506

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

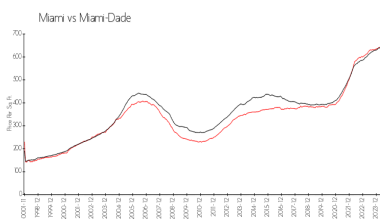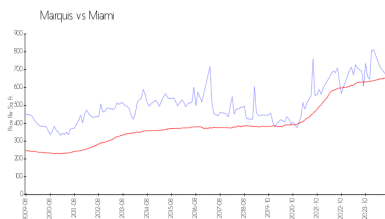|	
Number of units:	306
Number of active listings for rent:	23
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

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 vs Miami

Miami vs Miami-Dade

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

Built in 2009 - 306 units - 67 floors

| Miami | 87 days |
| Miami-Dade | 86 days |