

Unit N-809 - Quadro (N&S)

N-809 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11681598
Status:	Active
Size:	0 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$559,000
Valuated Price:	\$578,000
Valuated PPSF:	\$903

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.

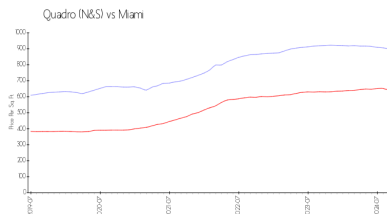
Building Information

Number of units:	198
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	14%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

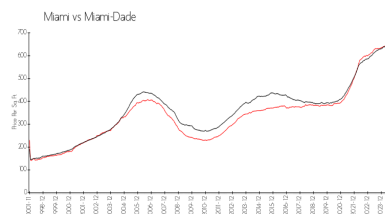
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S-412	1,062 sq ft	Nov 2024	\$819,000	\$771
N-1209	640 sq ft	Oct 2024	\$460,000	\$719
S-708	700 sq ft	Sep 2024	\$540,000	\$771
S-510	795 sq ft	Sep 2024	\$546,500	\$687

Market Information



Quadro (N&S): \$901/sq. ft.
Miami: \$642/sq. ft.



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

Inventory for Sale

Quadro (N&S)	14%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Quadro (N&S)	91 days
Miami	87 days
Miami-Dade	86 days



Built in 2019 - 198 units - 12 floors