

Unit N-823 - Quadro (N&S)

N-823 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11734296
Status:	Active
Size:	479 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	
List Price:	\$561,000
List PPSF:	\$1,171
Valuated Price:	\$424,000
Valuated PPSF:	\$885

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.

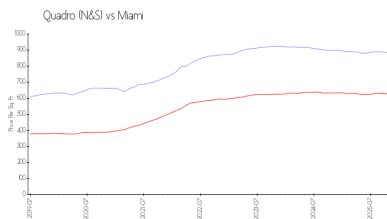
Building Information

Number of units:	198
Number of active listings for rent:	0
Number of active listings for sale:	30
Building inventory for sale:	15%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

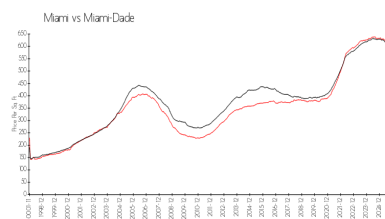
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
S-1020	801 sq ft	Nov 2025	\$495,000	\$618
N-815	1,113 sq ft	Nov 2025	\$749,000	\$673
N-807	1,152 sq ft	Oct 2025	\$812,000	\$705
N-809	640 sq ft	Aug 2025	\$480,000	\$750
N-1005	728 sq ft	Jun 2025	\$570,000	\$783

Market Information



Quadro (N&S): \$883/sq. ft.
Miami: \$629/sq. ft.



Miami: \$629/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Quadro (N&S)	15%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Quadro (N&S)	178 days
Miami	70 days
Miami-Dade	77 days

