

# Unit 612 - Quantum

612 - 1900 Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	RX-11013400
Status:	Expired
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	Other
List Price:	\$585,000
List PPSF:	\$530
Valuated Price:	\$639,000
Valuated PPSF:	\$579

*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:	696
Number of active listings for rent:	46
Number of active listings for sale:	34
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	8

## Building Association Information

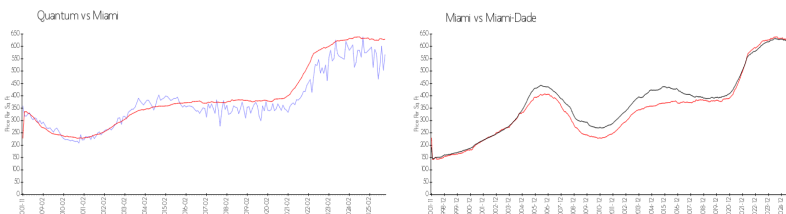
Quantum on the Bay condominium Association  
786.314.7457

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	1,381 sq ft	Dec 2025	\$685,000	\$496
2003	651 sq ft	Dec 2025	\$385,000	\$591
3605	594 sq ft	Dec 2025	\$300,000	\$505
1810	794 sq ft	Nov 2025	\$367,000	\$462
3901	1,378 sq ft	Nov 2025	\$770,000	\$559
3617	663 sq ft	Nov 2025	\$380,000	\$573
1803	651 sq ft	Nov 2025	\$380,000	\$584

## Market Information



Quantum:	\$566/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Quantum	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Quantum  
Miami  
Miami-Dade

56 days  
70 days  
77 days