

Unit 612 - Quantum

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

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | RX-11013400 |
| Status: | Active |
| 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: | \$646,000 |
| Valuated PPSF: | \$585 |

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: | 35 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 24 |
| Number of sales over the last 6 months: | 12 |
| Number of sales over the last 3 months: | 6 |

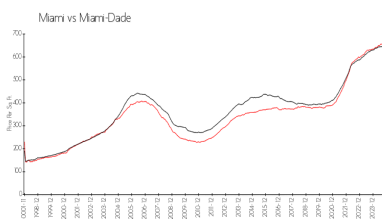
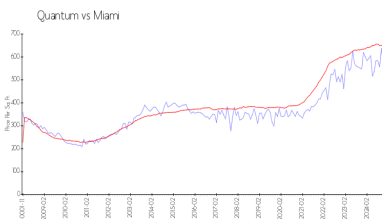
Building Association Information

Quantum on the Bay condominium Association
786.314.7457

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 3405 | 594 sq ft | Dec 2024 | \$325,000 | \$547 |
| 3006 | 951 sq ft | Dec 2024 | \$480,000 | \$505 |
| 1402 | 1,400 sq ft | Dec 2024 | \$760,000 | \$543 |
| 3415 | 1,325 sq ft | Nov 2024 | \$745,000 | \$562 |
| 3505 | 594 sq ft | Nov 2024 | \$320,000 | \$539 |
| 1702 | 1,400 sq ft | Nov 2024 | \$780,000 | \$557 |

Market Information



| | | | |
|----------|---------------|-------------|---------------|
| Quantum: | \$572/sq. ft. | Miami: | \$895/sq. ft. |
| Miami: | \$895/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|------------|---------|
| Quantum | 80 days |
| Miami | 91 days |
| Miami-Dade | 91 days |

