

Unit S-812 - Quadro (N&S)

S-812 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11425541
 Status: Active
 Size: 1,062 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Covered Parking
 View:
 List Price: \$1,100,000
 List PPSF: \$1,036
 Valuated Price: \$976,000
 Valuated PPSF: \$919

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.

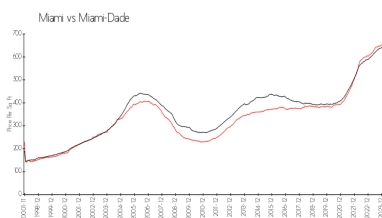
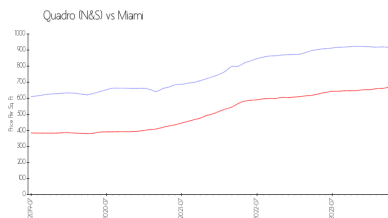
Building Information

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: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| S-1010 | 795 sq ft | Aug 2023 | \$670,000 | \$843 |

Market Information



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|---------------|---------------|-------------|---------------|
| Quadro (N&S): | \$917/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|--------------|-----|
| Quadro (N&S) | 15% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Quadro (N&S) | 52 days |
| Miami | 84 days |
| Miami-Dade | 81 days |

