

# Unit S-218 - Quadro (N&S)

S-218 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11456469  
 Status: Active  
 Size: 743 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$589,000  
 List PPSF: \$793  
 Valuated Price: \$643,000  
 Valuated PPSF: \$865

*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.*

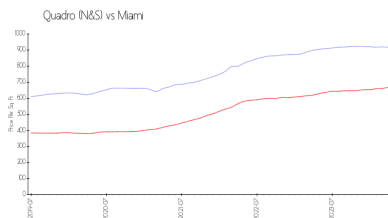
## Building Information

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

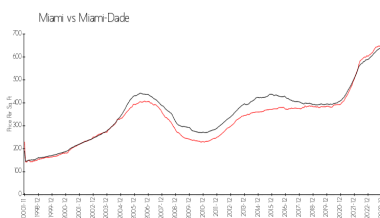
## Recent Sales

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

## Market Information



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

