

Unit 2604 - Marquis

2604 - 1100 Biscayne Blvd, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11565346 |
| Status: | Active |
| Size: | 1,477 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | Bay |
| Rental Price: | \$5,900 |
| List PPSF: | \$4 |
| Valuated Price: | \$1,106,000 |
| Valuated PPSF: | \$749 |

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.

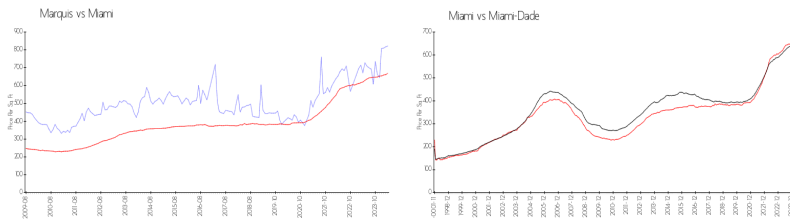
Building Information

| | |
|--|-----|
| Number of units: | 306 |
| Number of active listings for rent: | 23 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 19 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 5 |

Building Association Information

Marquis Residences
 1100 Biscayne Blvd, Miami, FL 33132
 (305) 571-4000

Market Information



| | | | |
|----------|---------------|-------------|---------------|
| Marquis: | \$822/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|------------|----|
| Marquis | 4% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| Marquis | 131 days |
| Miami | 84 days |
| Miami-Dade | 81 days |

