

# Unit N-713 - Quadro (N&S)

N-713 - 3900 Biscayne Blvd, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11569187  
 Status: Active  
 Size: 808 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Covered Parking  
 View:  
 List Price: \$630,000  
 List PPSF: \$780  
 Valuated Price: \$735,000  
 Valuated PPSF: \$910

*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.*

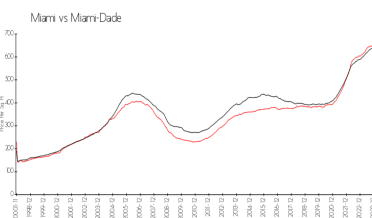
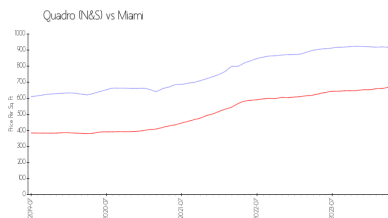
## Building Information

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:	\$695/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



Built in 2019 - 198 units - 12 floors