

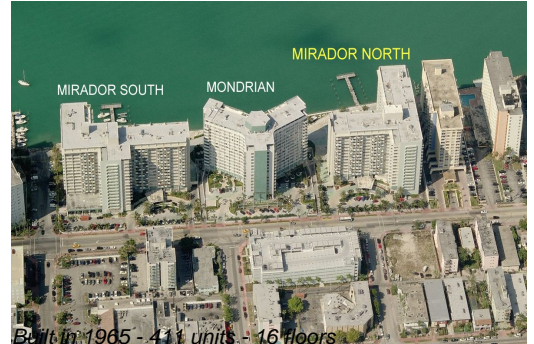
Unit PH15 - Mirador North

PH15 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11458087
 Status: Active
 Size: 990 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$590,000
 List PPSF: \$596
 Valuated Price: \$455,000
 Valuated PPSF: \$460

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: 411
 Number of active listings for rent: 17
 Number of active listings for sale: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 30
 Number of sales over the last 6 months: 20
 Number of sales over the last 3 months: 14

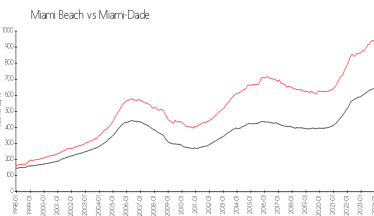
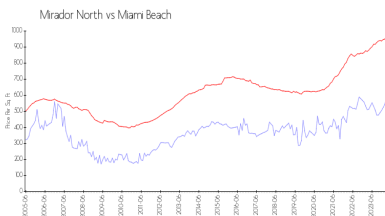
Building Association Information

Mirador 1200 Condominium Association, Inc.
 305.532.7545

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
422	837 sq ft	May 2024	\$311,000	\$372
1428	552 sq ft	May 2024	\$323,000	\$585
729	837 sq ft	Apr 2024	\$430,000	\$514
426	1,226 sq ft	Apr 2024	\$975,000	\$795
402	552 sq ft	Apr 2024	\$341,500	\$619
304	837 sq ft	Apr 2024	\$483,500	\$578
1209	837 sq ft	Apr 2024	\$390,000	\$466

Market Information



Mirador North:	\$531/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mirador North: 5%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Mirador North	68 days
Miami Beach	97 days
Miami-Dade	81 days