

# Unit 526 - Mirador North

526 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11471045  
 Status: Active  
 Size: 1,226 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$1,200,000  
 List PPSF: \$979  
 Valuated Price: \$832,000  
 Valuated PPSF: \$679

*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

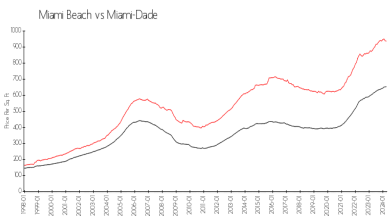
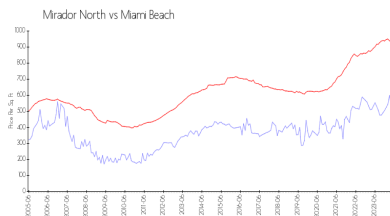
## Building Association Information

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

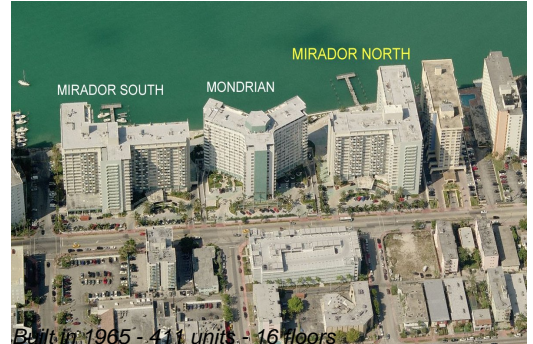
## Market Information



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