

# Unit 2H - Parkview Point

2H - 7441 Wayne Ave, Miami Beach, FL, Miami-Dade 32141

## Unit Information

MLS Number: A11474458  
 Status: Active  
 Size: 1,181 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$349,000  
 List PPSF: \$296  
 Valuated Price: \$286,000  
 Valuated PPSF: \$242

*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: 244  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

## Building Association Information

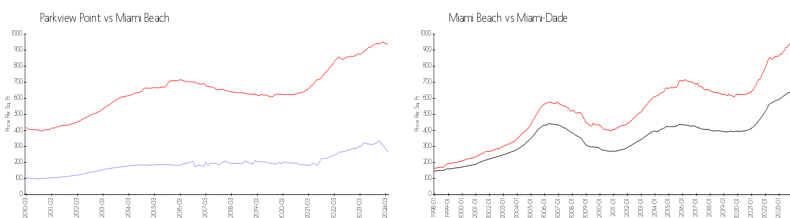
Parkview Point Condominium Association Inc  
 Park View Point  
 7441 Wayne Avenue Apartment 1C  
 Miami Beach, FL 33141  
 Phone: (305) 865-0429

<http://www.parkviewpoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10N	750 sq ft	Jan 2024	\$224,500	\$299
5L	1,045 sq ft	Jan 2024	\$320,000	\$306
6M	1,045 sq ft	Jan 2024	\$320,000	\$306
6J	1,105 sq ft	Dec 2023	\$350,000	\$317
7L	1,045 sq ft	Nov 2023	\$290,000	\$278

## Market Information



Parkview Point: \$267/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Parkview Point 3%



Miami Beach	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Parkview Point	122 days
Miami Beach	97 days
Miami-Dade	81 days