

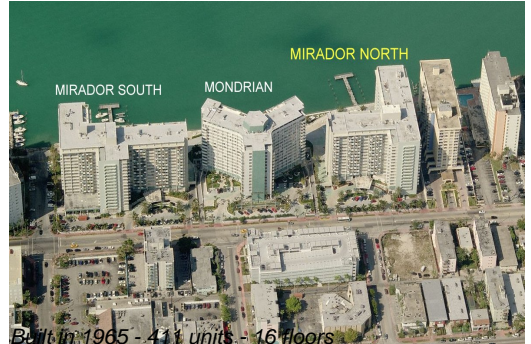
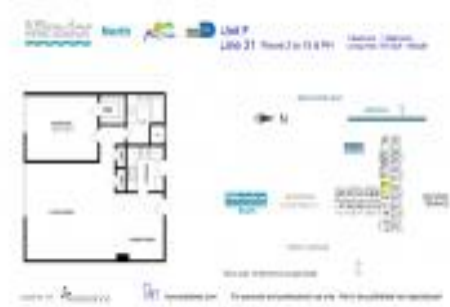
Unit 331 - Mirador North

331 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11512171
 Status: Active
 Size: 970 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$379,000
 List PPSF: \$391
 Valuated Price: \$534,000
 Valuated PPSF: \$551

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

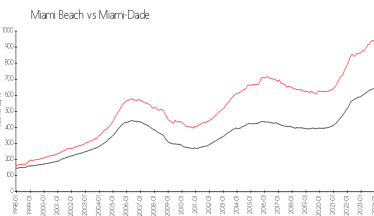
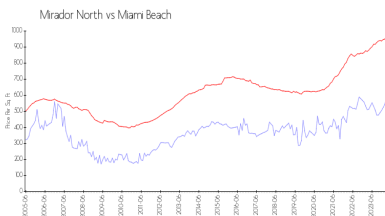
Building Association Information

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 |