

# Unit 1203 Marseille Dr # 22 - Marseilles

1203 Marseille Dr # 22 - 1193 Marseille Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |                      |
|-----------------|----------------------|
| MLS Number:     | A11520121            |
| Status:         | Pending              |
| Size:           | 589 Sq ft.           |
| Bedrooms:       | 1                    |
| Full Bathrooms: | 1                    |
| Half Bathrooms: |                      |
| Parking Spaces: | None, Street Parking |
| View:           |                      |
| List Price:     | \$179,000            |
| List PPSF:      | \$304                |
| Valuated Price: | \$201,000            |
| Valuated PPSF:  | \$341                |

*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.*

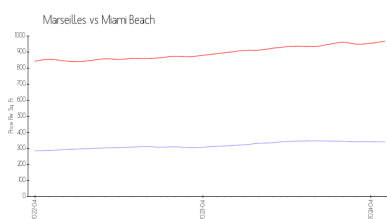
## Building Information

|  |    |
|--|----|
| Number of units:                         | 32 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 9% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 3  |
| Number of sales over the last 3 months:  | 1  |

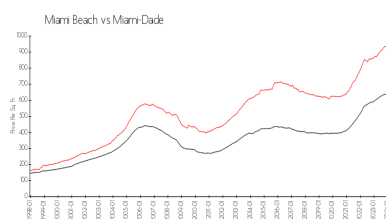
## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 1      | 589 sq ft | Mar 2024     | \$174,000  | \$295 |
| 9      | 589 sq ft | Dec 2023     | \$200,000  | \$340 |
| 19     | 589 sq ft | Dec 2023     | \$209,000  | \$355 |
| 32     | 589 sq ft | Oct 2023     | \$180,000  | \$306 |
| 5      | 589 sq ft | Oct 2023     | \$225,000  | \$382 |

## Market Information



Marseilles: \$341/sq. ft.  
Miami Beach: \$968/sq. ft.



Miami Beach: \$968/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

|             |    |
|-------------|----|
| Marseilles  | 9% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |

## Avg. Time to Close Over Last 12 Months

|             |         |
|-------------|---------|
| Marseilles  | 40 days |
| Miami Beach | 97 days |
| Miami-Dade  | 81 days |

