

# 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.

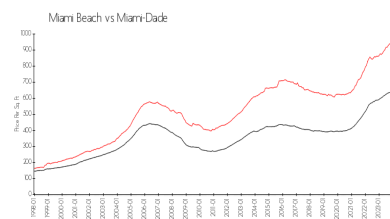
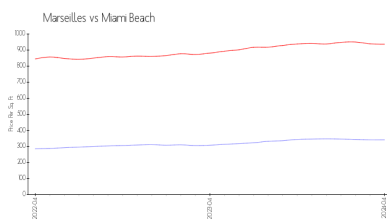
## Building Information

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

