

# Unit 1405 - Mirador South

1405 - 1000 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11537400  
 Status: Active  
 Size: 781 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$335,000  
 List PPSF: \$429  
 Valuated Price: \$323,000  
 Valuated PPSF: \$414

*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: 447  
 Number of active listings for rent: 18  
 Number of active listings for sale: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 6

## Building Association Information

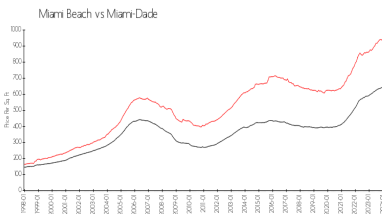
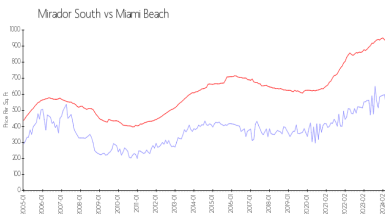
Mirador 1000 condominium association inc  
 305.672.8353 & Coordinator@Mirador1000.com

<http://www.mirador1000.com/content/contact>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
618	852 sq ft	May 2024	\$660,000	\$775
PH29	969 sq ft	May 2024	\$650,000	\$671
1504	776 sq ft	May 2024	\$335,000	\$432
224	943 sq ft	Mar 2024	\$375,000	\$398
810	962 sq ft	Mar 2024	\$475,000	\$494

## Market Information



Mirador South: \$523/sq. ft.      Miami Beach: \$937/sq. ft.  
 Miami Beach: \$937/sq. ft.      Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Mirador South: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

Mirador South	82 days
Miami Beach	97 days
Miami-Dade	81 days