

# Unit 11050 SW 196th St # 314 - Paradise Pointe (11040-11050-11060)

11050 SW 196th St # 314 - 11040 SW 196 St, Cutler Bay, FL, Miami-Dade 33157

## Unit Information

MLS Number: A11565156  
 Status: Active  
 Size: 809 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$245,000  
 List PPSF: \$303  
 Valuated Price: \$233,000  
 Valuated PPSF: \$288

*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: 190  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

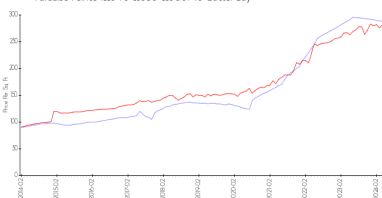
Paradise Point Condominium Association  
 11050 Sw 196th Street  
 Cutler Bay, FL 33157  
 Phone: (305) 253-0971  
 (305) 252-6637

## Recent Sales

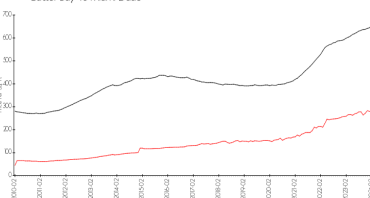
Unit #	Size	Closing Date	Sale Price	PPSF
212	809 sq ft	May 2024	\$250,000	\$309
303	809 sq ft	Sep 2023	\$237,500	\$294
109	809 sq ft	Jul 2023	\$250,000	\$309
201	625 sq ft	May 2023	\$180,000	\$288

## Market Information

Paradise Pointe (11040-11050-11060) vs Cutler Bay



Cutler Bay vs Miami-Dade



Paradise Pointe (11040-11050-11060): \$288/sq. ft.

Cutler Bay: \$281/sq. ft.

Cutler Bay: \$281/sq. ft.

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

## Inventory for Sale

Paradise Pointe (11040-11050-11060) 1%  
 Cutler Bay 2%



Miami-Dade

3%

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

Paradise Pointe (11040-11050-11060)	58 days
Cutler Bay	41 days
Miami-Dade	81 days