

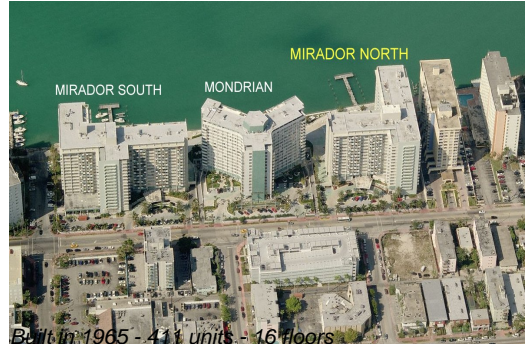
# Unit PH23 - Mirador North

PH23 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11568278  
 Status: Pending  
 Size: 837 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,999  
 List PPSF: \$4  
 Valuated Price: \$372,000  
 Valuated PPSF: \$444

*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.*



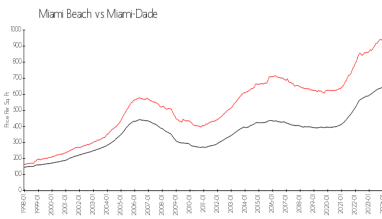
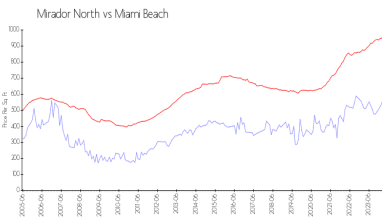
## Building Information

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

## Market Information



Mirador North:	\$531/sq. ft.	Miami Beach:	\$937/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