

Unit 1210 - Le Parc at Brickell

1210 - 1600 SW 1 Ave, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11571195
Status:	Active
Size:	1,203 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$925,000
List PPSF:	\$769
Valuated Price:	\$818,000
Valuated PPSF:	\$680

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.

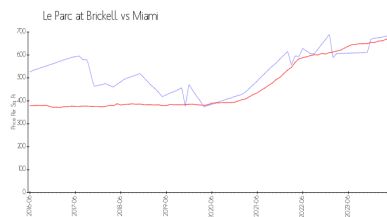
Building Information

Number of units:	128
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	21%
Number of sales over the last 12 months:	52
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	13

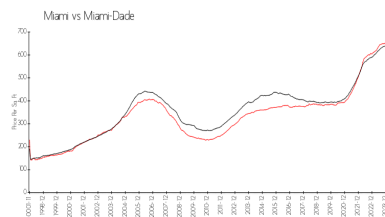
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	716 sq ft	Apr 2024	\$465,000	\$649
309	735 sq ft	Dec 2023	\$450,000	\$612
301	1,351 sq ft	Nov 2023	\$1,015,000	\$751
304	488 sq ft	Oct 2023	\$349,000	\$715
707	1,119 sq ft	Jun 2023	\$685,000	\$612
602	962 sq ft	Jun 2023	\$565,000	\$587

Market Information



Le Parc at Brickell: \$685/sq. ft.
Miami: \$675/sq. ft.



Miami: \$675/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Le Parc at Brickell	22%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Le Parc at Brickell	47 days
Miami	83 days
Miami-Dade	81 days

