

# Unit 422 - Mirador South

422 - 1000 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11225959
Status:	Active
Size:	619 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$335,000
List PPSF:	\$541
Valuated Price:	\$310,000
Valuated PPSF:	\$501

*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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

## Building Association Information

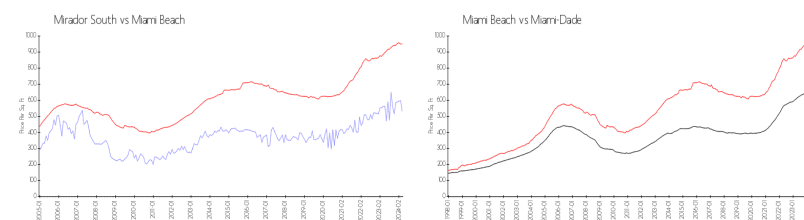
Mirador 1000 condominium association inc  
305.672.8353 & Coordinator@Mirador1000.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
224	943 sq ft	Mar 2024	\$375,000	\$398
810	962 sq ft	Mar 2024	\$475,000	\$494
425	1,197 sq ft	Jan 2024	\$800,000	\$668
721	746 sq ft	Dec 2023	\$305,000	\$409
PH 25	1,197 sq ft	Dec 2023	\$935,000	\$781
328	543 sq ft	Dec 2023	\$325,000	\$599
110	852 sq ft	Dec 2023	\$270,000	\$317

## Market Information



Mirador South:	\$531/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Mirador South	5%
Miami Beach	4%



Built in 1968/2004 - 447 units - 16 floors

Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Mirador South	90 days
Miami Beach	98 days
Miami-Dade	81 days