

Unit 201 - Parc Loft

201 - 1749 NE Miami Ct, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11448531
Status:	Active
Size:	2,371 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,150,000
List PPSF:	\$907
Valuated Price:	\$1,565,000
Valuated PPSF:	\$660

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.

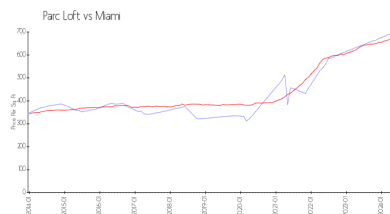
Building Information

Number of units:	70
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

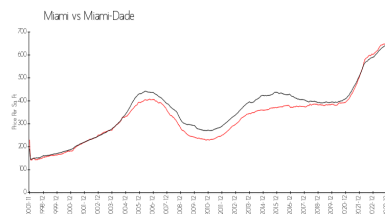
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	3,457 sq ft	Apr 2024	\$2,400,000	\$694
503	1,109 sq ft	Dec 2023	\$765,000	\$690
513	1,906 sq ft	Nov 2023	\$983,000	\$516

Market Information



Parc Loft: \$692/sq. ft.
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

Parc Loft	3%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Parc Loft	175 days
Miami	84 days
Miami-Dade	81 days

