

# Unit 712 - Mirador North

712 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11487442  
 Status: Active  
 Size: 680 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$330,000  
 List PPSF: \$485  
 Valuated Price: \$276,000  
 Valuated PPSF: \$406

*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: 19  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 30  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 13

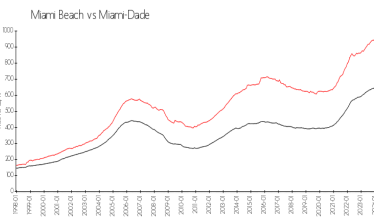
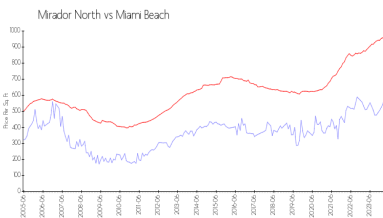
## Building Association Information

Mirador 1200 Condominium Association, Inc.  
 305.532.7545

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
729	837 sq ft	Apr 2024	\$430,000	\$514
426	1,226 sq ft	Apr 2024	\$975,000	\$795
402	552 sq ft	Apr 2024	\$341,500	\$619
304	837 sq ft	Apr 2024	\$483,500	\$578
1209	837 sq ft	Apr 2024	\$390,000	\$466

## Market Information

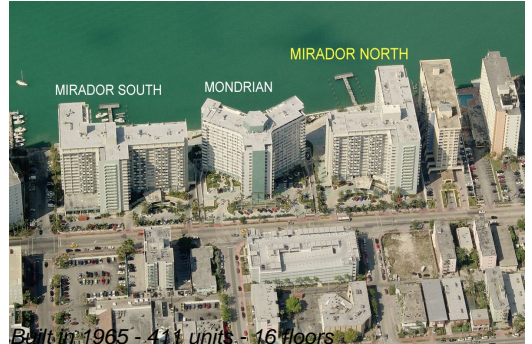


Mirador North: \$531/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Mirador North: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Mirador North  
Miami Beach  
Miami-Dade

72 days  
98 days  
81 days