

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:	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

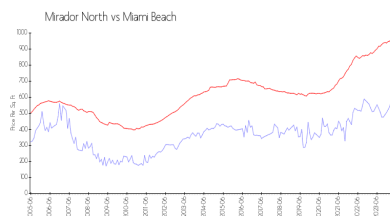
Building Association Information

Mirador 1200 Condominium Association, Inc.
305.532.7545

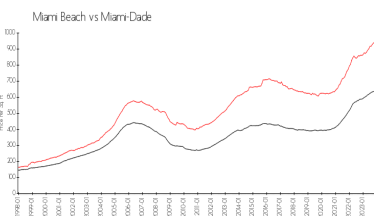
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
422	837 sq ft	May 2024	\$311,000	\$372
1428	552 sq ft	May 2024	\$323,000	\$585
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



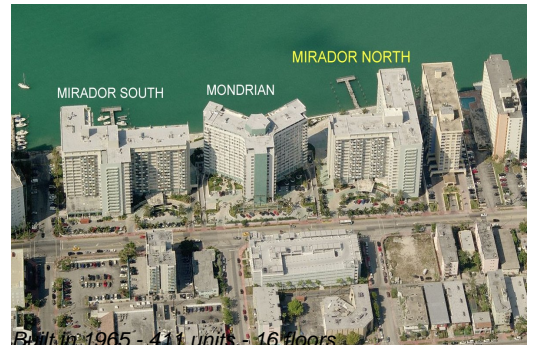
Mirador North: \$531/sq. ft.
Miami Beach: \$937/sq. ft.



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