

# Unit PH-05 - Mirador South

PH-05 - 1000 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11489596  
 Status: Active  
 Size: 781 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$374,900  
 List PPSF: \$480  
 Valuated Price: \$335,000  
 Valuated PPSF: \$429

*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

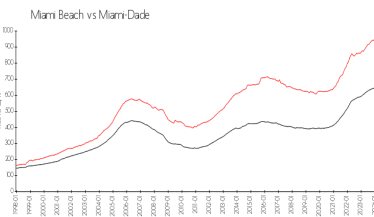
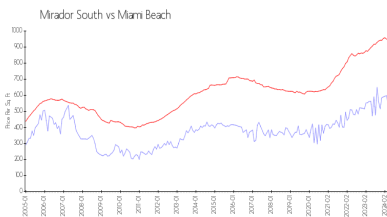
Mirador 1000 condominium association inc  
 305.672.8353 & Coordinator@Mirador1000.com

<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 Dade: \$698/sq. ft.

## Inventory for Sale

Mirador South: 5%  
 Miami Beach: 4%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Mirador South

90 days

Miami Beach

98 days

Miami-Dade

81 days