

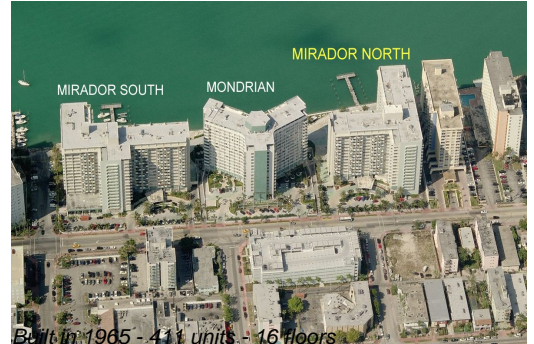
# Unit 1225 - Mirador North

1225 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11506671                              |
| Status:         | Active                                 |
| Size:           | 1,071 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space, Deeded Parking, Guest Parking |
| View:           |  |
| List Price:     | \$979,999                              |
| List PPSF:      | \$915                                  |
| Valuated Price: | \$753,000                              |
| Valuated PPSF:  | \$703                                  |

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  |

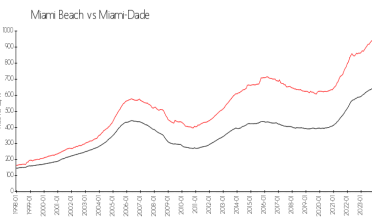
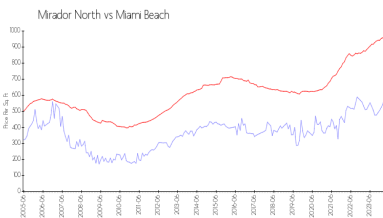
## Building Association Information

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