

# Unit 511 - Le Parc at Brickell

511 - 1600 SW 1 Ave, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11511328
Status:	Active
Size:	565 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	
List Price:	\$415,000
List PPSF:	\$735
Valuated Price:	\$406,000
Valuated PPSF:	\$719

*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.*

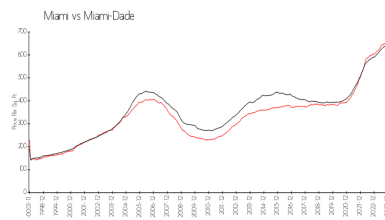
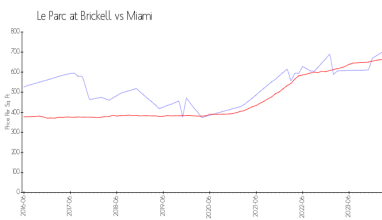
## Building Information

Number of units:	128
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	20%
Number of sales over the last 12 months:	47
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	11

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	716 sq ft	Apr 2024	\$465,000	\$649
309	735 sq ft	Dec 2023	\$450,000	\$612
301	1,351 sq ft	Nov 2023	\$1,015,000	\$751
304	488 sq ft	Oct 2023	\$349,000	\$715
707	1,119 sq ft	Jun 2023	\$685,000	\$612
602	962 sq ft	Jun 2023	\$565,000	\$587

## Market Information



Le Parc at Brickell: \$705/sq. ft.  
Miami: \$665/sq. ft.

Miami: \$665/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Le Parc at Brickell	20%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Le Parc at Brickell	47 days
Miami	84 days
Miami-Dade	81 days

