

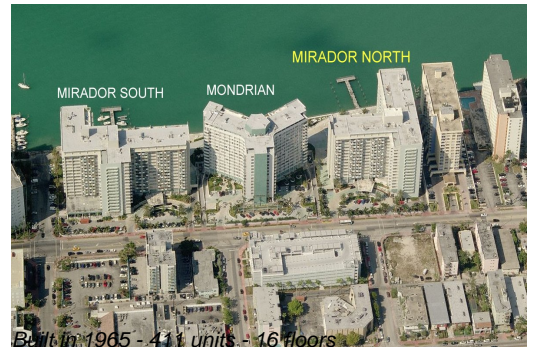
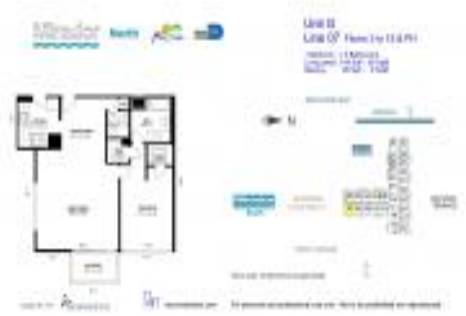
Unit 907 - Mirador North

907 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11540267
Status:	Active
Size:	1,019 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Street Parking,Valet Parking
View:	
List Price:	\$485,000
List PPSF:	\$476
Valuated Price:	\$422,000
Valuated PPSF:	\$414

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

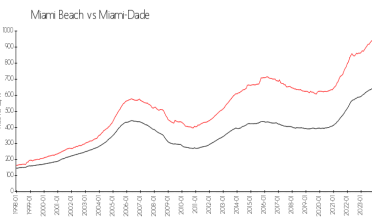
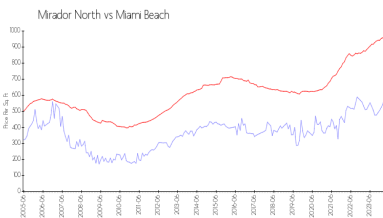
Building Association Information

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