

# Unit 6045 NW 186th St # 117 - Mirassou

6045 NW 186th St # 117 - 6195 NW 186 St, Hialeah, FL, Miami-Dade 33015

## Unit Information

MLS Number: A11547511  
 Status: Active  
 Size: 1,041 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$325,000  
 List PPSF: \$312  
 Valuated Price: \$272,000  
 Valuated PPSF: \$261

*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: 310  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

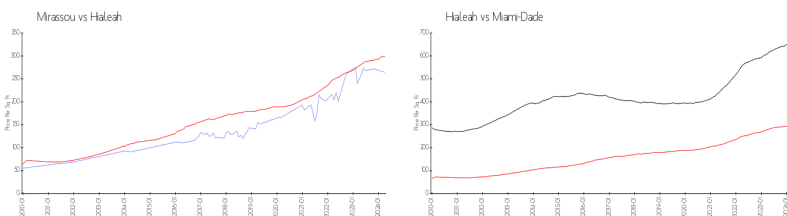
## Building Association Information

Mirassou Condominiums  
 6195 NW 186th St  
 Hialeah, Florida 33015  
 +1 305-627-3067

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,255 sq ft	Feb 2024	\$300,000	\$239
402	749 sq ft	Nov 2023	\$215,000	\$287
320	1,095 sq ft	Nov 2023	\$260,000	\$237
111	1,255 sq ft	Nov 2023	\$320,000	\$255
305	1,004 sq ft	Nov 2023	\$315,500	\$314

## Market Information



Mirassou: \$264/sq. ft.  
 Hialeah: \$298/sq. ft.  
 Hialeah: \$298/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Mirassou 2%  
 Hialeah 1%  
 Miami-Dade 3%



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

Mirassou	18 days
Hialeah	28 days
Miami-Dade	81 days