

# Unit 225 - Mirador South

225 - 1000 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11548976
Status:	Active
Size:	852 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$340,000
List PPSF:	\$399
Valuated Price:	\$313,000
Valuated PPSF:	\$367

*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:	23
Building inventory for sale:	5%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

## Building Association Information

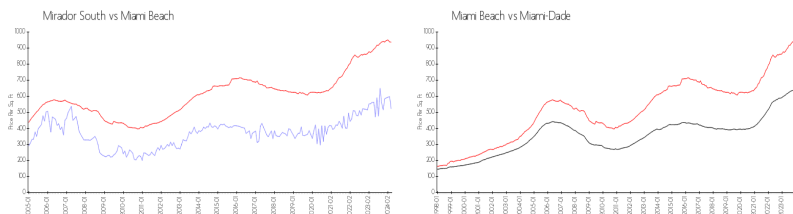
Mirador 1000 condominium association inc  
305.672.8353 & Coordinator@Mirador1000.com

<http://www.mirador1000.com/content/contact>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
618	852 sq ft	May 2024	\$660,000	\$775
PH29	969 sq ft	May 2024	\$650,000	\$671
1504	776 sq ft	May 2024	\$335,000	\$432
224	943 sq ft	Mar 2024	\$375,000	\$398
810	962 sq ft	Mar 2024	\$475,000	\$494

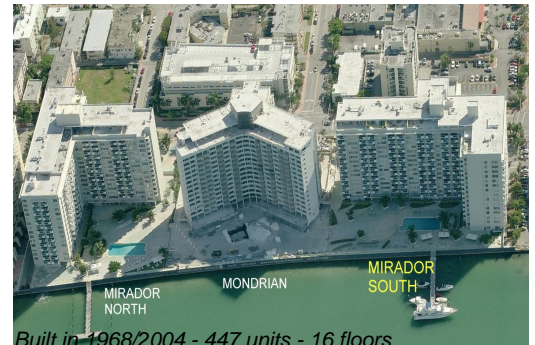
## Market Information



Mirador South:	\$523/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mirador South	5%
Miami Beach	4%
Miami-Dade	3%



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

Mirador South	83 days
Miami Beach	97 days
Miami-Dade	81 days