

# Unit 120 - Parkview Point

120 - 7441 Wayne Ave, Miami Beach, FL, Miami-Dade 32141

## Unit Information

MLS Number:	A11553032
Status:	Active
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$225,000
List PPSF:	\$300
Valuated Price:	\$235,000
Valuated PPSF:	\$313

*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:	244
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:	0

## Building Association Information

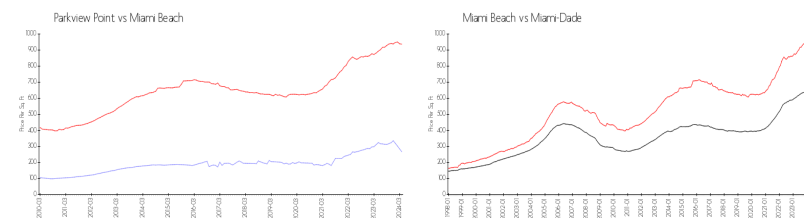
Parkview Point Condominium Association Inc  
Park View Point  
7441 Wayne Avenue Apartment 1C  
Miami Beach, FL 33141  
Phone: (305) 865-0429

<http://www.parkviewpoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10N	750 sq ft	Jan 2024	\$224,500	\$299
5L	1,045 sq ft	Jan 2024	\$320,000	\$306
6M	1,045 sq ft	Jan 2024	\$320,000	\$306
6J	1,105 sq ft	Dec 2023	\$350,000	\$317
7L	1,045 sq ft	Nov 2023	\$290,000	\$278

## Market Information



Parkview Point:	\$267/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Parkview Point	3%
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Miami Beach	4%
Miami-Dade	3%

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

Parkview Point	122 days
Miami Beach	97 days
Miami-Dade	81 days