

Unit 5F - Parkview Point

5F - 7441 Wayne Ave, Miami Beach, FL, Miami-Dade 32141

Unit Information

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|-----------------|--------------------------------------|
| MLS Number: | A11553220 |
| Status: | Active |
| Size: | 1,129 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Additional Spaces Available |
| View: | |
| List Price: | \$325,000 |
| List PPSF: | \$288 |
| Valuated Price: | \$283,000 |
| Valuated PPSF: | \$251 |

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

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|--|-----|
| Number of units: | 244 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

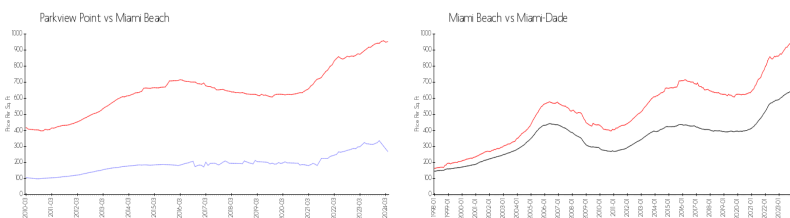
Parkview Point Condominium Association Inc
 Park View Point
 7441 Wayne Avenue Apartment 1C
 Miami Beach, FL 33141
 Phone: (305) 865-0429

<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: | \$269/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Parkview Point | 3% |
|----------------|----|



| | |
|-------------|----|
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Parkview Point | 120 days |
| Miami Beach | 98 days |
| Miami-Dade | 81 days |