

# Unit 511 - Parc Loft

511 - 1749 NE Miami Ct, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11563940  
 Status: Active  
 Size: 1,169 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$795,000  
 List PPSF: \$680  
 Valuated Price: \$795,000  
 Valuated PPSF: \$680

*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.*

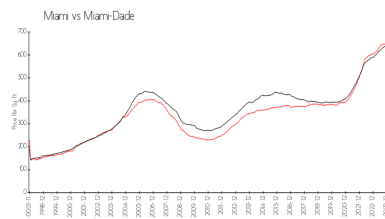
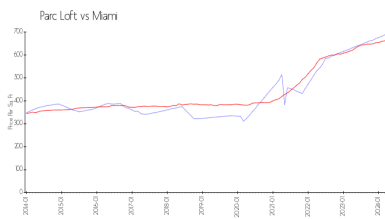
## Building Information

Number of units: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	3,457 sq ft	Apr 2024	\$2,400,000	\$694
503	1,109 sq ft	Dec 2023	\$765,000	\$690
513	1,906 sq ft	Nov 2023	\$983,000	\$516

## Market Information



Parc Loft: \$692/sq. ft.  
 Miami: \$669/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Parc Loft 3%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Parc Loft 175 days  
 Miami 84 days  
 Miami-Dade 81 days

