

Unit 1202 - Le Parc at Brickell

1202 - 1600 SW 1 Ave, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11576710
 Status: Active
 Size: 1,236 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station,Street Parking
 View:
 List Price: \$938,000
 List PPSF: \$759
 Valuated Price: \$860,000
 Valuated PPSF: \$696

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.

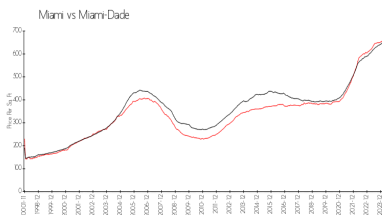
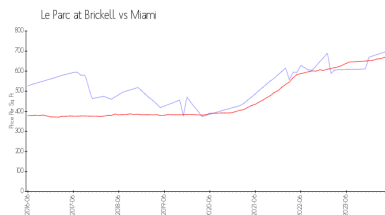
Building Information

Number of units: 128
 Number of active listings for rent: 0
 Number of active listings for sale: 27
 Building inventory for sale: 21%
 Number of sales over the last 12 months: 52
 Number of sales over the last 6 months: 22
 Number of sales over the last 3 months: 14

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	716 sq ft	Apr 2024	\$465,000	\$649
309	735 sq ft	Dec 2023	\$450,000	\$612
301	1,351 sq ft	Nov 2023	\$1,015,000	\$751
304	488 sq ft	Oct 2023	\$349,000	\$715
707	1,119 sq ft	Jun 2023	\$685,000	\$612
602	962 sq ft	Jun 2023	\$565,000	\$587

Market Information



Le Parc at Brickell: \$701/sq. ft.
 Miami: \$673/sq. ft.

Miami: \$673/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Le Parc at Brickell: 21%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Le Parc at Brickell: 47 days
 Miami: 83 days
 Miami-Dade: 82 days

