

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: \$897,000
 List PPSF: \$726
 Valuated Price: \$715,000
 Valuated PPSF: \$578

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.

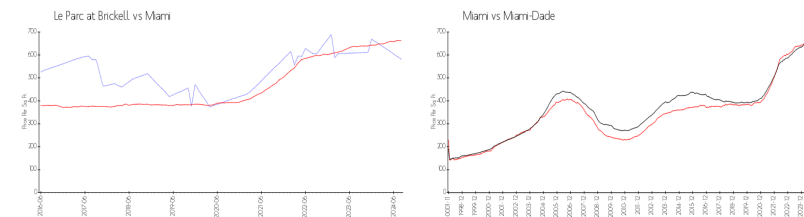
Building Information

Number of units: 128
 Number of active listings for rent: 0
 Number of active listings for sale: 30
 Building inventory for sale: 23%
 Number of sales over the last 12 months: 46
 Number of sales over the last 6 months: 21
 Number of sales over the last 3 months: 7

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

Market Information



Le Parc at Brickell:	\$582/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Le Parc at Brickell	23%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Le Parc at Brickell	28 days
Miami	85 days
Miami-Dade	85 days

