

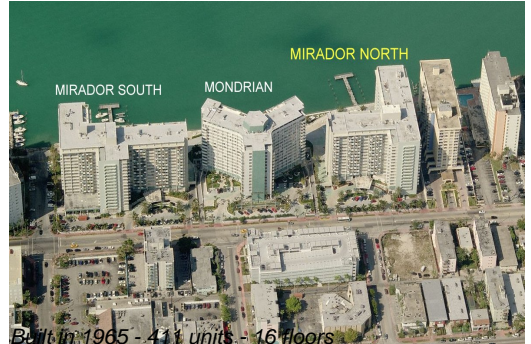
# Unit 1406 - Mirador North

1406 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11581581
Status:	Active
Size:	994 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$799,000
List PPSF:	\$804
Valuated Price:	\$603,000
Valuated PPSF:	\$607

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:	411
Number of active listings for rent:	17
Number of active listings for sale:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	21
Number of sales over the last 3 months:	10

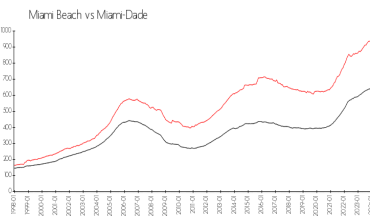
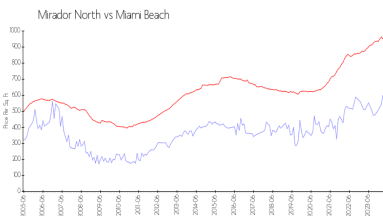
## Building Association Information

Mirador 1200 Condominium Association, Inc.  
305.532.7545

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1414	680 sq ft	Jun 2024	\$275,000	\$404
422	837 sq ft	May 2024	\$311,000	\$372
1428	552 sq ft	May 2024	\$323,000	\$585
729	837 sq ft	Apr 2024	\$430,000	\$514
426	1,226 sq ft	Apr 2024	\$975,000	\$795
402	552 sq ft	Apr 2024	\$341,500	\$619
304	837 sq ft	Apr 2024	\$483,500	\$578
1209	837 sq ft	Apr 2024	\$390,000	\$466

## Market Information



Mirador North:	\$483/sq. ft.	Miami Beach:	\$970/sq. ft.
Miami Beach:	\$970/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Mirador North	5%
Miami Beach	4%
Miami-Dade	3%

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

Mirador North	67 days
Miami Beach	97 days
Miami-Dade	82 days