

Unit 1803 - Mutiny Park

1803 - 2889 McFarlane Rd, Miami, FL, Miami-Dade 33133

Unit Information

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|-----------------|------------------|
| MLS Number: | A11591000 |
| Status: | Active |
| Size: | 1,183 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$1,150,000 |
| List PPSF: | \$972 |
| Valuated Price: | \$1,026,000 |
| Valuated PPSF: | \$867 |

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: | 210 |
| Number of active listings for rent: | 8 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

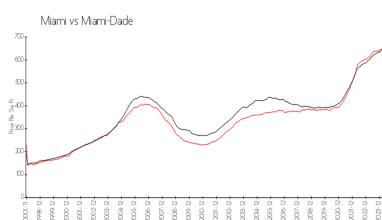
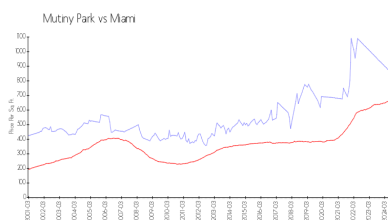
Munity Park Condo Association
305.447.8217

http://mutinyparkcondos.com/sub_category_list.asp?category=5&title=Contact

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|-----------|-------------|--------------|-------------|---------|
| 2006 | 756 sq ft | Sep 2024 | \$660,000 | \$873 |
| 2007 | 397 sq ft | Sep 2024 | \$400,000 | \$1,008 |
| 1701/1703 | 1,515 sq ft | Jul 2024 | \$1,350,000 | \$891 |
| 2017 | 963 sq ft | Jun 2024 | \$915,000 | \$950 |
| 903 | 398 sq ft | May 2024 | \$305,000 | \$766 |

Market Information



| | | | |
|--------------|---------------|-------------|---------------|
| Mutiny Park: | \$855/sq. ft. | Miami: | \$664/sq. ft. |
| Miami: | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Mutiny Park | 2% |
| Miami | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Mutiny Park | 122 days |
|-------------|----------|



Built in 2001 - 210 units - 21 floors

Miami
Miami-Dade

85 days
85 days