

# Unit 1803 - Mutiny Park

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

## Unit Information

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: \$1,070,000  
 Valuated PPSF: \$904

*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: 210  
 Number of active listings for rent: 8  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Building Association Information

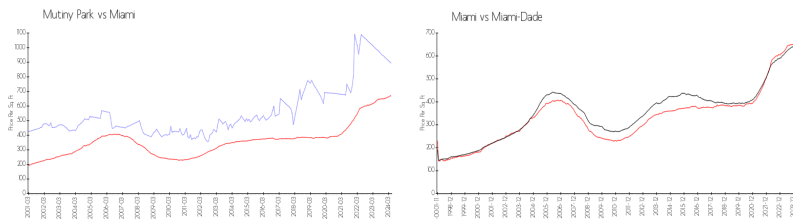
Munity Park Condo Association  
 305.447.8217

[http://mutinyparkcondos.com/sub\\_category\\_list.asp?category=5&title=Contact](http://mutinyparkcondos.com/sub_category_list.asp?category=5&title=Contact)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2017	963 sq ft	Jun 2024	\$915,000	\$950
903	398 sq ft	May 2024	\$305,000	\$766
1410	761 sq ft	Apr 2024	\$634,000	\$833
1414	693 sq ft	Apr 2024	\$585,000	\$844
2105	767 sq ft	Oct 2023	\$557,500	\$727
1908	747 sq ft	Oct 2023	\$557,500	\$746
1508	1,188 sq ft	Oct 2023	\$750,000	\$631

## Market Information



Mutiny Park:	\$892/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Mutiny Park 3%  
 Miami 4%



Miami-Dade

3%

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

Mutiny Park

100 days

Miami

83 days

Miami-Dade

82 days