

Unit 315 - Parc Loft

315 - 1749 NE Miami Ct, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11602171
Status:	Active Under Contract
Size:	1,203 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$849,000
List PPSF:	\$706
Valuated Price:	\$774,000
Valuated PPSF:	\$643

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.

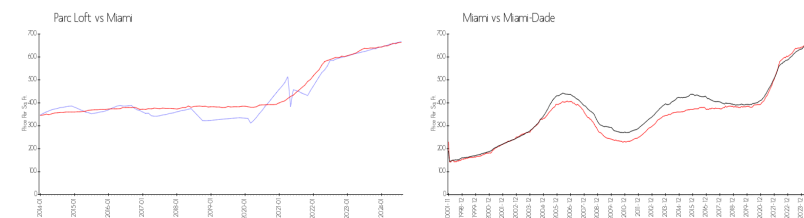
Building Information

Number of units:	70
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	3,457 sq ft	Apr 2024	\$2,400,000	\$694
503	1,109 sq ft	Dec 2023	\$765,000	\$690
513	1,906 sq ft	Nov 2023	\$983,000	\$516

Market Information



Parc Loft:	\$667/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Parc Loft	1%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Parc Loft	175 days
Miami	85 days
Miami-Dade	85 days

