

Unit 315 - Parc Loft

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

Unit Information

MLS Number: A11602171
 Status: Active
 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: \$875,000
 List PPSF: \$727
 Valuated Price: \$779,000
 Valuated PPSF: \$648

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.

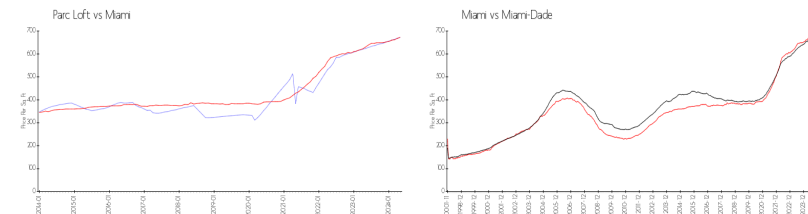
Building Information

Number of units: 70
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 4%
 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: 1

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:	\$672/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Parc Loft 4%
 Miami 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months

Parc Loft 175 days
 Miami 83 days
 Miami-Dade 81 days

