

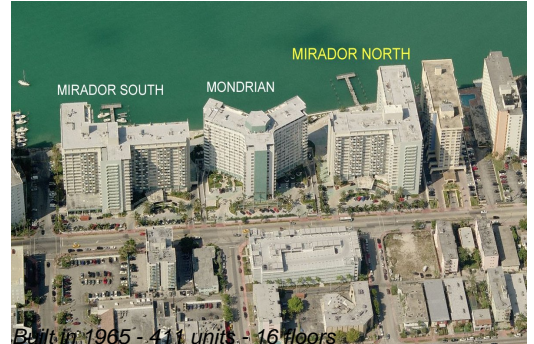
Unit 1225 - Mirador North

1225 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11602457
 Status: Active
 Size: 1,071 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$868,999
 List PPSF: \$811
 Valuated Price: \$686,000
 Valuated PPSF: \$641

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

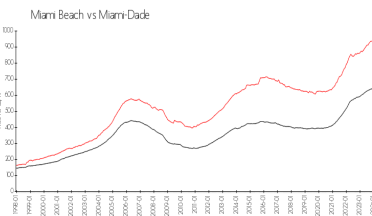
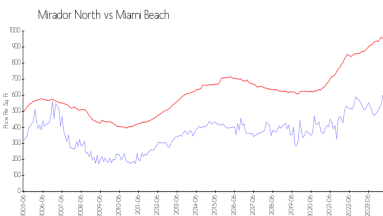
Building Association Information

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