

Unit 1008 - Le Parc at Brickell

1008 - 1600 SW 1 Ave, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11617302
Status:	Active
Size:	924 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$554,000
List PPSF:	\$600
Valuated Price:	\$528,000
Valuated PPSF:	\$571

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.

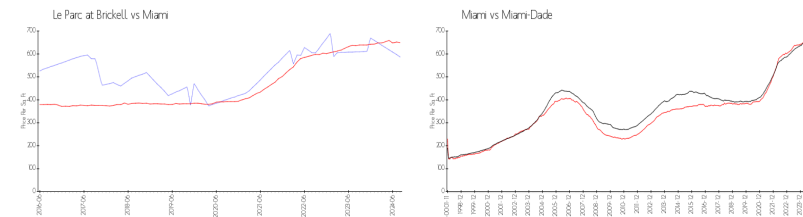
Building Information

Number of units:	128
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	21%
Number of sales over the last 12 months:	46
Number of sales over the last 6 months:	23
Number of sales over the last 3 months:	8

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	716 sq ft	Apr 2024	\$465,000	\$649
309	735 sq ft	Dec 2023	\$450,000	\$612
301	1,351 sq ft	Nov 2023	\$1,015,000	\$751
304	488 sq ft	Oct 2023	\$349,000	\$715

Market Information



Le Parc at Brickell:	\$587/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Le Parc at Brickell	22%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Le Parc at Brickell	28 days
Miami	84 days
Miami-Dade	84 days

