

# Unit 821 - Mirador South

821 - 1000 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11626014
Status:	Active
Size:	746 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$360,000
List PPSF:	\$483
Valuated Price:	\$488,000
Valuated PPSF:	\$654

*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:	447
Number of active listings for rent:	18
Number of active listings for sale:	38
Building inventory for sale:	8%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

## Building Association Information

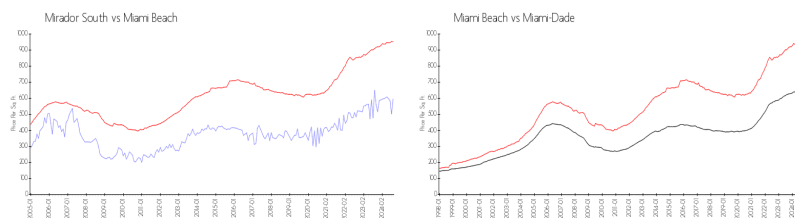
Mirador 1000 condominium association inc  
305.672.8353 & Coordinator@Mirador1000.com

<http://www.mirador1000.com/content/contact>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1219	543 sq ft	Nov 2024	\$420,000	\$773
1522	619 sq ft	Oct 2024	\$340,000	\$549
1216	852 sq ft	Sep 2024	\$680,000	\$798
PH05	781 sq ft	Sep 2024	\$340,000	\$435
1125	1,197 sq ft	Aug 2024	\$975,000	\$815
422	619 sq ft	Aug 2024	\$290,000	\$468
1425	1,197 sq ft	Aug 2024	\$842,000	\$703
922	619 sq ft	Aug 2024	\$310,000	\$501

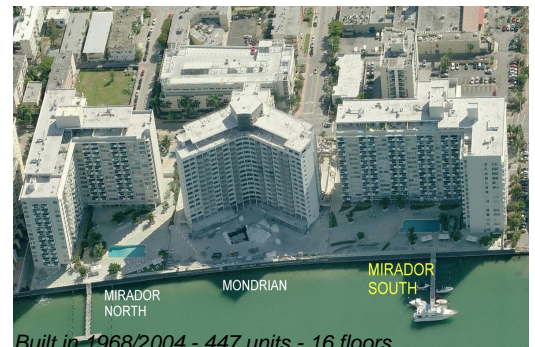
## Market Information



Mirador South:	\$595/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mirador South	9%
Miami Beach	5%
Miami-Dade	4%



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

Mirador South	97 days
Miami Beach	102 days
Miami-Dade	86 days