

Unit 703 - Le Parc at Brickell

703 - 1600 SW 1 Ave, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11637223
 Status: Active
 Size: 659 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$439,990
 List PPSF: \$668
 Valuated Price: \$398,000
 Valuated PPSF: \$604

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.



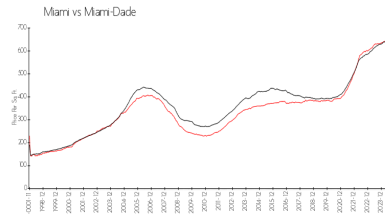
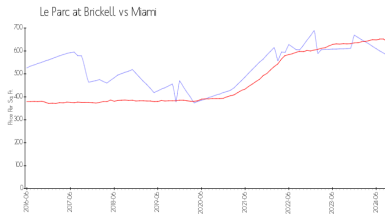
Building Information

Number of units: 128
 Number of active listings for rent: 0
 Number of active listings for sale: 35
 Building inventory for sale: 27%
 Number of sales over the last 12 months: 36
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 6

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

Market Information



Le Parc at Brickell:	\$581/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Le Parc at Brickell: 27%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Le Parc at Brickell: 14 days
 Miami: 87 days
 Miami-Dade: 87 days