

# 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.*

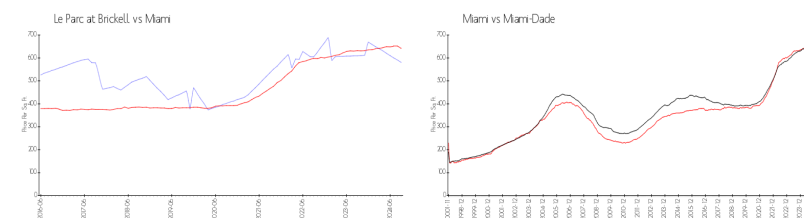
## Building Information

Number of units:	128
Number of active listings for rent:	0
Number of active listings for sale:	34
Building inventory for sale:	26%
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

