

Unit 2L - Parkview Point

2L - 7441 Wayne Ave, Miami Beach, FL, Miami-Dade 32141

Unit Information

MLS Number: A11649590
 Status: Active
 Size: 1,045 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$325,000
 List PPSF: \$311
 Valuated Price: \$258,000
 Valuated PPSF: \$247

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: 244
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

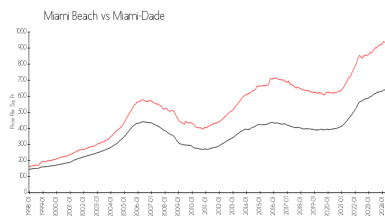
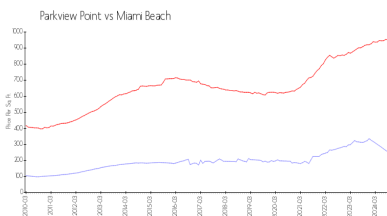
Parkview Point Condominium Association Inc
 Park View Point
 7441 Wayne Avenue Apartment 1C
 Miami Beach, FL 33141
 Phone: (305) 865-0429

<http://www.parkviewpoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1B	1,020 sq ft	Oct 2024	\$265,000	\$260
10N	750 sq ft	Jan 2024	\$224,500	\$299
5L	1,045 sq ft	Jan 2024	\$320,000	\$306
6M	1,045 sq ft	Jan 2024	\$320,000	\$306
6J	1,105 sq ft	Dec 2023	\$350,000	\$317

Market Information



Parkview Point: \$254/sq. ft.
 Miami Beach: \$951/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Parkview Point: 2%
 Miami Beach: 5%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Parkview Point	137 days
Miami Beach	102 days
Miami-Dade	87 days