

# Unit 311 - Mirador South

311 - 1000 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11670678  
 Status: Active  
 Size: 1,197 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,090,000  
 List PPSF: \$911  
 Valuated Price: \$647,000  
 Valuated PPSF: \$541

*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: 42  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

## Building Association Information

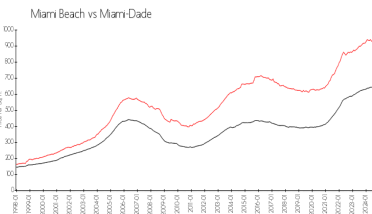
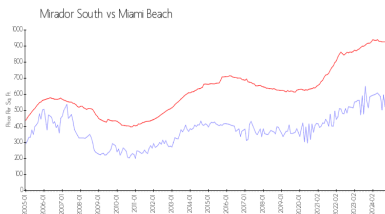
Mirador 1000 condominium association inc  
 305.672.8353 & Coordinator@Mirador1000.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1014	852 sq ft	Jan 2025	\$555,000	\$651
829	969 sq ft	Jan 2025	\$500,000	\$516
614	852 sq ft	Dec 2024	\$655,000	\$769
1219	543 sq ft	Nov 2024	\$420,000	\$773
1522	619 sq ft	Oct 2024	\$340,000	\$549

## Market Information



Mirador South: \$482/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Mirador South  
Miami Beach  
Miami-Dade

102 days  
103 days  
90 days