

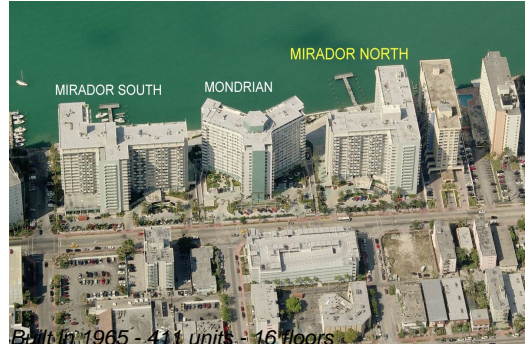
Unit 523 - Mirador North

523 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11674769
 Status: Active
 Size: 837 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Deeded Parking
 View:
 List Price: \$450,000
 List PPSF: \$538
 Valuated Price: \$291,000
 Valuated PPSF: \$348

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: 411
 Number of active listings for rent: 17
 Number of active listings for sale: 28
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

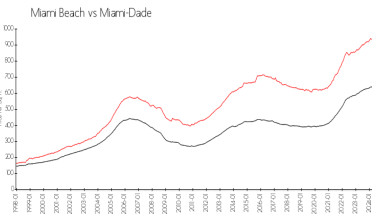
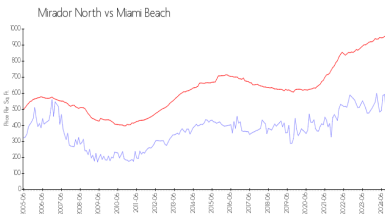
Building Association Information

Mirador 1200 Condominium Association, Inc.
 305.532.7545

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
810	837 sq ft	Sep 2024	\$352,500	\$421
607	1,019 sq ft	Aug 2024	\$425,000	\$417
1219	837 sq ft	Aug 2024	\$428,000	\$511
721	837 sq ft	Jul 2024	\$375,000	\$448
1414	680 sq ft	Jun 2024	\$275,000	\$404

Market Information



Mirador North:	\$464/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mirador North: 7%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Mirador North: 78 days
 Miami Beach: 102 days
 Miami-Dade: 86 days