

Unit 201 - Parc Loft

201 - 1749 NE Miami Ct, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11682633
 Status: Active
 Size: 2,371 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station

View:
 List Price: \$1,950,000
 List PPSF: \$822
 Valuated Price: \$1,331,000
 Valuated PPSF: \$561

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.

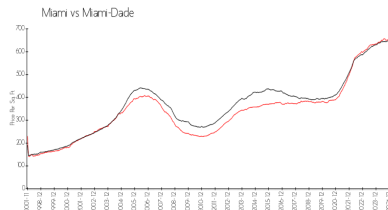
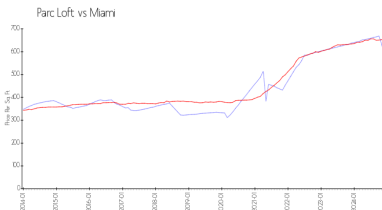
Building Information

Number of units: 70
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
315	1,203 sq ft	Oct 2024	\$775,000	\$644
604	3,457 sq ft	Apr 2024	\$2,400,000	\$694

Market Information



Parc Loft:	\$588/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Parc Loft: 6%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Parc Loft: 184 days
 Miami: 91 days
 Miami-Dade: 90 days

