

Unit 206 - Mirador North

206 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------|
| MLS Number: | A11699303 |
| Status: | Active |
| Size: | 1,071 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Other Parking |
| View: | |
| List Price: | \$789,000 |
| List PPSF: | \$737 |
| Valuated Price: | \$645,000 |
| Valuated PPSF: | \$602 |

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

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|--|-----|
| Number of units: | 411 |
| Number of active listings for rent: | 17 |
| Number of active listings for sale: | 36 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 25 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

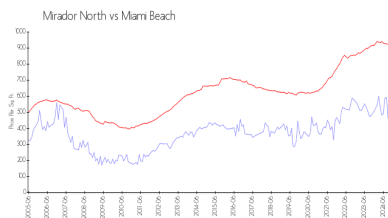
Building Association Information

Mirador 1200 Condominium Association, Inc.
305.532.7545

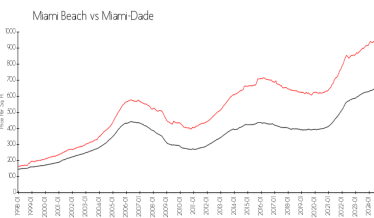
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1012 | 680 sq ft | Oct 2024 | \$320,000 | \$471 |
| 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 |

Market Information



Mirador North: \$541/sq. ft.
Miami Beach: \$936/sq. ft.



Miami Beach: \$936/sq. ft.
Miami-Dade: \$693/sq. ft.

Inventory for Sale

| | |
|---------------|----|
| Mirador North | 9% |
| Miami Beach | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|----------|
| Mirador North | 77 days |
| Miami Beach | 104 days |
| Miami-Dade | 89 days |

