

## Unit 2B - Parkview Point

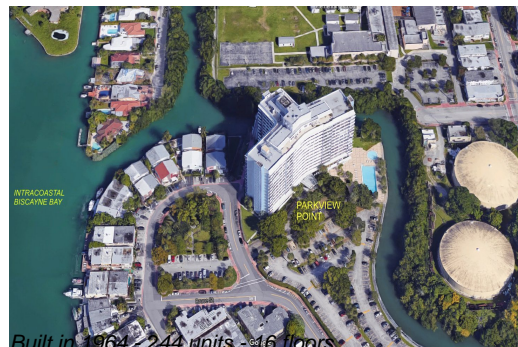
2B - 7441 Wayne Ave, Miami Beach, FL, Miami-Dade 32141

### Unit Information

MLS Number: A11842706  
Status: Active  
Size: 1,020 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station,Other Parking,Street Parking,Valet Parking

View:  
List Price: \$320,000  
List PPSF: \$314  
Valuated Price: \$317,000  
Valuated PPSF: \$311

*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: 5  
Building inventory for sale: 2%  
Number of sales over the last 12 months: 4  
Number of sales over the last 6 months: 2  
Number of sales over the last 3 months: 0

### Building Association Information

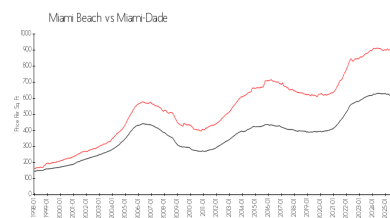
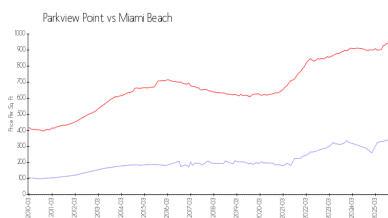
Parkview Point Condominium Association Inc  
Park View Point  
7441 Wayne Avenue Apartment 1C  
Miami Beach, FL 33141  
Phone: (305) 865-0429

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

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2L	1,045 sq ft	Jul 2025	\$280,000	\$268
1C	1,031 sq ft	Jul 2025	\$260,000	\$252
10K	1,100 sq ft	Apr 2025	\$375,000	\$341
12N	750 sq ft	Jan 2025	\$228,000	\$304

### Market Information



Parkview Point: \$343/sq. ft.  
Miami Beach: \$939/sq. ft.

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Miami-Dade: \$668/sq. ft.

### Inventory for Sale

Parkview Point 2%  
Miami Beach 4%

Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

Parkview Point	102 days
Miami Beach	94 days
Miami-Dade	77 days