

Unit PH31 - Mirador North

PH31 - 1200 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11845943
Status:	Active
Size:	970 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	None
View:	
List Price:	\$459,000
List PPSF:	\$473
Valuated Price:	\$518,000
Valuated PPSF:	\$534

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:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	7

Building Association Information

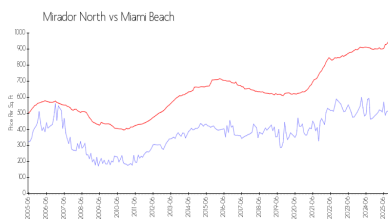
Mirador 1200 Condominium Association, Inc.
305.532.7545

<https://>

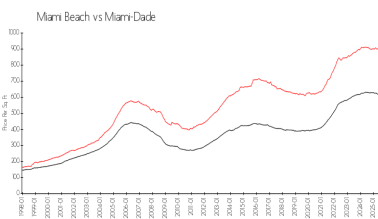
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	837 sq ft	Dec 2025	\$573,500	\$685
1422	837 sq ft	Dec 2025	\$340,000	\$406
1104	837 sq ft	Oct 2025	\$515,000	\$615
704	837 sq ft	Oct 2025	\$495,000	\$591
1511	552 sq ft	Oct 2025	\$280,000	\$507

Market Information



Mirador North: \$452/sq. ft.
Miami Beach: \$939/sq. ft.



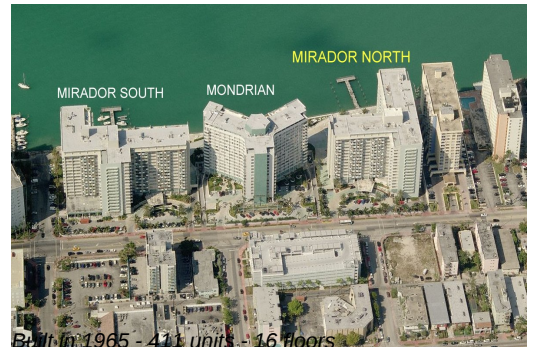
Miami Beach: \$939/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Mirador North	4%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Mirador North	74 days
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Miami Beach
Miami-Dade

94 days
77 days