

# Unit 1504 - Avenue On Brickell (West Tower)

1504 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11559304
Status:	Active
Size:	731 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$470,000
List PPSF:	\$643
Valuated Price:	\$410,000
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:	262
Number of active listings for rent:	18
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

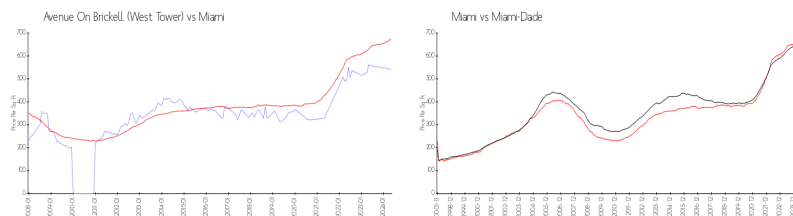
## Building Association Information

1060 Condominium Association  
305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1508	731 sq ft	May 2024	\$410,000	\$561
3204	731 sq ft	Jan 2024	\$430,000	\$588
3418	1,128 sq ft	Sep 2023	\$519,590	\$461
820	1,000 sq ft	Aug 2023	\$465,000	\$465
602	968 sq ft	Jun 2023	\$424,000	\$438
3416	1,128 sq ft	Jun 2023	\$480,000	\$426

## Market Information



Avenue On Brickell (West Tower): \$542/sq. ft.  
Miami: \$673/sq. ft.

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Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Avenue On Brickell (West Tower)	4%
Miami	4%
Miami-Dade	3%



### **Avg. Time to Close Over Last 12 Months**

Avenue On Brickell (West Tower)	20 days
Miami	83 days
Miami-Dade	81 days