

# Unit 1404 - 1010 Brickell

1404 - 1010 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11197770             |
| Status:         | Active                |
| Size:           | 1,325 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 3                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$980,000             |
| List PPSF:      | \$740                 |
| Valuated Price: | \$980,000             |
| Valuated PPSF:  | \$740                 |

*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:                         | 387 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

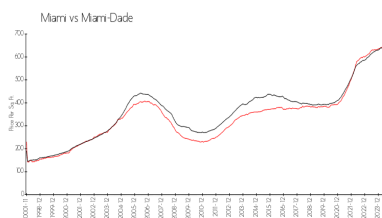
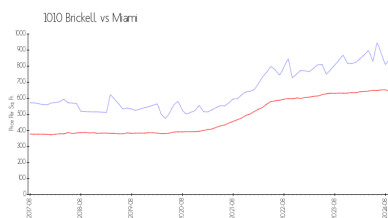
## Building Association Information

1010-Brickell Management office  
phone number: 305.537.4911

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 3304   | 1,325 sq ft | Nov 2024     | \$1,112,500 | \$840 |
| 1602   | 1,314 sq ft | Nov 2024     | \$885,000   | \$674 |
| 4304   | 1,325 sq ft | Sep 2024     | \$1,150,000 | \$868 |
| 1707   | 970 sq ft   | Sep 2024     | \$785,000   | \$809 |
| 2505   | 1,778 sq ft | Aug 2024     | \$1,400,000 | \$787 |

## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| 1010 Brickell: | \$850/sq. ft. | Miami:      | \$642/sq. ft. |
| Miami:         | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| 1010 Brickell | 5% |
| Miami         | 5% |
| Miami-Dade    | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| 1010 Brickell | 89 days |
| Miami         | 87 days |
| Miami-Dade    | 87 days |

