

Unit 2701 - Santa Maria

2701 - 1643 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11310858
 Status: Active Under Contract
 Size: 5,730 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$4,999,000
 List PPSF: \$872
 Valuated Price: \$5,829,000
 Valuated PPSF: \$1,017

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: 174
 Number of active listings for rent: 4
 Number of active listings for sale: 7
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

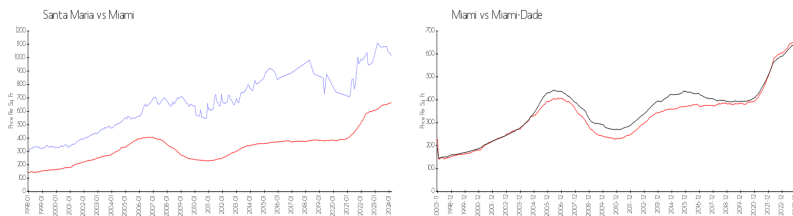
Building Association Information

Santa Maria Condominium Association
 (305) 860-6500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	2,580 sq ft	Mar 2024	\$2,250,000	\$872
2205	2,580 sq ft	Feb 2024	\$2,500,000	\$969
1504	2,580 sq ft	Jan 2024	\$2,950,000	\$1,143
902	3,170 sq ft	Jan 2024	\$3,450,000	\$1,088
805	2,580 sq ft	Nov 2023	\$2,300,000	\$891
2605	2,580 sq ft	Nov 2023	\$2,650,000	\$1,027

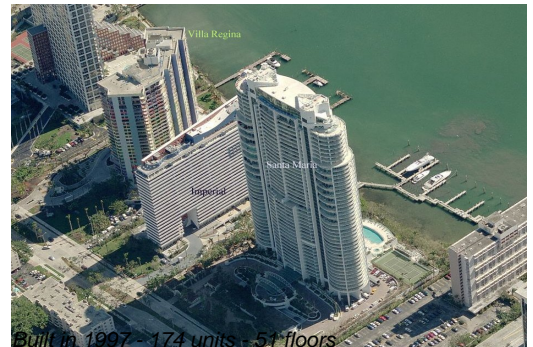
Market Information



Santa Maria: \$1018/sq. ft.
 Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Santa Maria: 4%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Santa Maria	124 days
Miami	85 days
Miami-Dade	80 days