

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:	\$5,442,000
Valuated PPSF:	\$950

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:	5
Building inventory for sale:	2%
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:	2

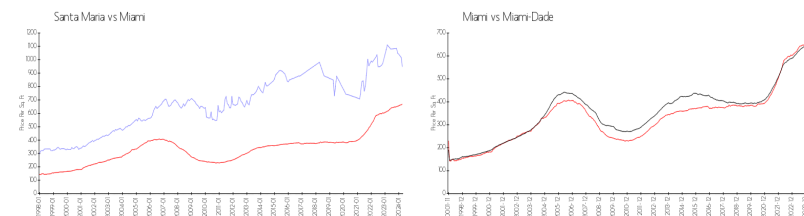
Building Association Information

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:	\$950/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Santa Maria	124 days
Miami	84 days
Miami-Dade	81 days