

# Unit 815 - Vue at Brickell

815 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11404348    |
| Status:         | Active       |
| Size:           | 1,116 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$530,000    |
| List PPSF:      | \$475        |
| Valuated Price: | \$471,000    |
| Valuated PPSF:  | \$422        |

*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:                         | 323 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

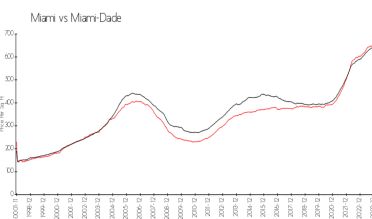
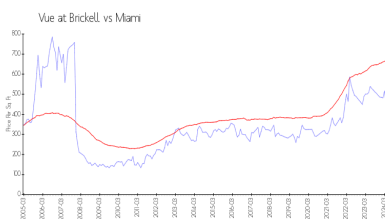
## Building Association Information

Vue at Brickell Condominium inc  
305.371.8005

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2013   | 737 sq ft   | Mar 2024     | \$395,000  | \$536 |
| 2305   | 1,128 sq ft | Feb 2024     | \$520,000  | \$461 |
| 1904   | 1,023 sq ft | Feb 2024     | \$572,500  | \$560 |
| 1006   | 1,143 sq ft | Jan 2024     | \$540,000  | \$472 |
| 1014   | 1,149 sq ft | Dec 2023     | \$525,000  | \$457 |

## Market Information



|                  |               |             |               |
|------------------|---------------|-------------|---------------|
| Vue at Brickell: | \$446/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:           | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Vue at Brickell | 2% |
| Miami           | 4% |
| Miami-Dade      | 3% |

## Avg. Time to Close Over Last 12 Months



|                 |         |
|-----------------|---------|
| Vue at Brickell | 38 days |
| Miami           | 84 days |
| Miami-Dade      | 81 days |