

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: | \$545,000 |
| Valuated PPSF: | \$488 |

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: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

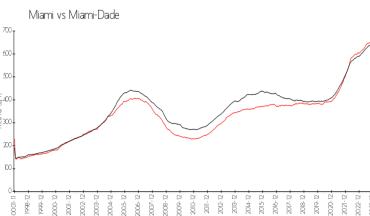
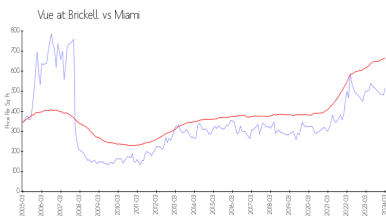
Building Association Information

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: | \$516/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/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
Miami
Miami-Dade

39 days
84 days
81 days