

Unit 3303 - Skyline

3303 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11408091 |
| Status: | Active |
| Size: | 1,188 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$899,000 |
| List PPSF: | \$757 |
| Valuated Price: | \$876,000 |
| Valuated PPSF: | \$737 |

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: | 360 |
| Number of active listings for rent: | 25 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

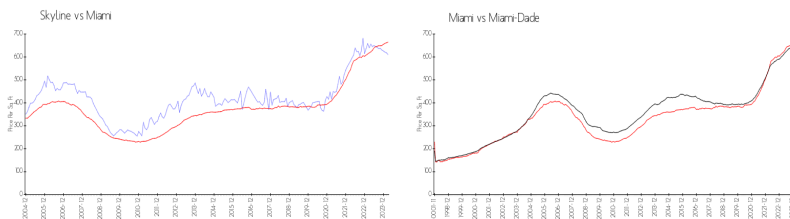
Building Association Information

Skyline on Brickell Condominium
(305) 854-4858

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1004 | 791 sq ft | Feb 2024 | \$470,000 | \$594 |
| 312 | 1,367 sq ft | Jan 2024 | \$670,000 | \$490 |
| 2311 | 791 sq ft | Jan 2024 | \$435,000 | \$550 |
| 1803 | 791 sq ft | Dec 2023 | \$490,000 | \$619 |
| 402 | 791 sq ft | Nov 2023 | \$420,000 | \$531 |

Market Information

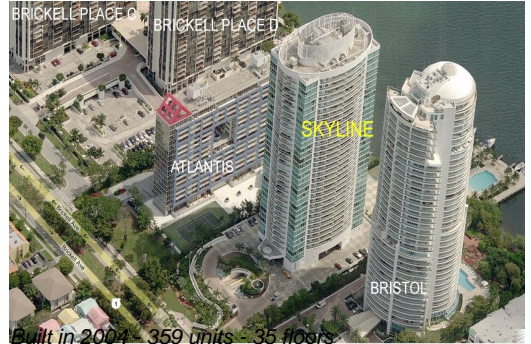


| | | | |
|----------|---------------|-------------|---------------|
| Skyline: | \$610/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|------------|----|
| Skyline | 4% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Skyline
Miami
Miami-Dade

65 days
84 days
81 days