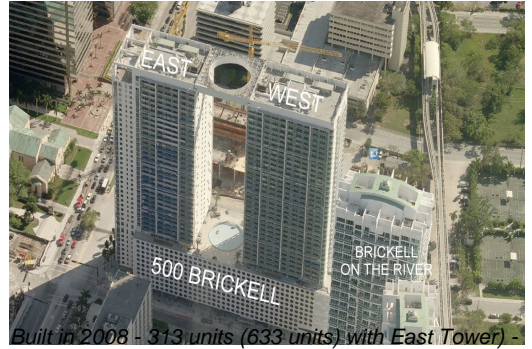


# Unit 4307 - 500 Brickell West Tower

4307 - 55 SE 6 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11419927  
 Status: Active  
 Size: 803 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$685,000  
 List PPSF: \$853  
 Valuated Price: \$501,000  
 Valuated PPSF: \$624



Built in 2008 - 313 units (633 units with East Tower) - 43 floors

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: 313  
 Number of active listings for rent: 22  
 Number of active listings for sale: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Building Association Information

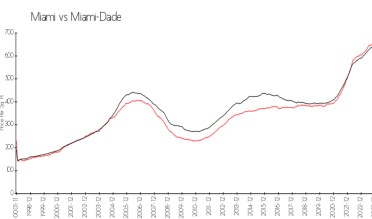
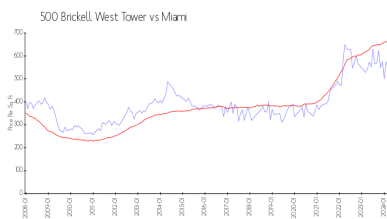
Atlantic and Pacific Management  
 305 867 2245 & 786-270-2502

[http://atlanticandpacific.net/500brickell/outside\\_home.asp](http://atlanticandpacific.net/500brickell/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3506	738 sq ft	Apr 2024	\$465,000	\$630
3708	738 sq ft	Mar 2024	\$485,000	\$657
4001	1,123 sq ft	Mar 2024	\$635,000	\$565
1707	1,200 sq ft	Feb 2024	\$646,500	\$539
3601	1,123 sq ft	Feb 2024	\$650,000	\$579
4108	738 sq ft	Feb 2024	\$480,000	\$650

## Market Information



500 Brickell West Tower:	\$550/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

500 Brickell West Tower 4%

Miami	4%
Miami-Dade	3%

### **Avg. Time to Close Over Last 12 Months**

500 Brickell West Tower	54 days
Miami	84 days
Miami-Dade	81 days