

Unit 2804 - Reach Brickell City Centre

2804 - 68 SE 6 St, Miami, FL, Miami-Dade 33131

Unit Information

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|-----------------|--|
| MLS Number: | A11431481 |
| Status: | Active |
| Size: | 1,660 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,500,000 |
| List PPSF: | \$904 |
| Valuated Price: | \$1,488,000 |
| Valuated PPSF: | \$896 |

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

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|--|-----|
| Number of units: | 390 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 21 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 5 |

Building Association Information

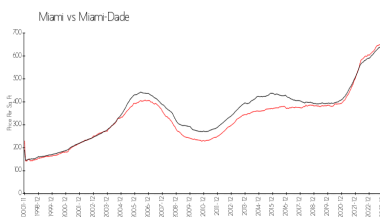
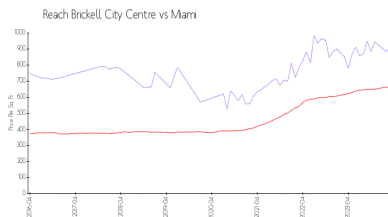
Reach Brickell City Centre
 Address: 68 SE 6th St,
 Miami, FL 33131,
 Phone: +1 305-363-2708

<http://www.brickellcitycentre.com/residences/reach>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1704 | 1,641 sq ft | Apr 2024 | \$1,470,000 | \$896 |
| 2411 | 1,265 sq ft | Mar 2024 | \$1,025,000 | \$810 |
| 1512 | 1,265 sq ft | Mar 2024 | \$1,050,000 | \$830 |
| 2703 | 1,891 sq ft | Mar 2024 | \$1,688,000 | \$893 |
| 807 | 1,244 sq ft | Feb 2024 | \$980,000 | \$788 |

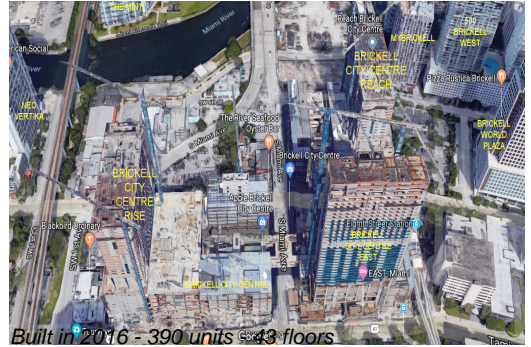
Market Information



| | | | |
|-----------------------------|---------------|-------------|---------------|
| Reach Brickell City Centre: | \$915/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

Reach Brickell City Centre 7%



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

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------|----------|
| Reach Brickell City Centre | 123 days |
| Miami | 84 days |
| Miami-Dade | 81 days |