

# Unit 1006 - Santa Maria

1006 - 1643 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11452573                                       |
| Status:         | Active  |
| Size:           | 2,100 Sq ft.                                    |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 1   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |   |
| List Price:     | \$1,990,000                                     |
| List PPSF:      | \$948   |
| Valuated Price: | \$1,412,000                                     |
| Valuated PPSF:  | \$672   |

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:                         | 174 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

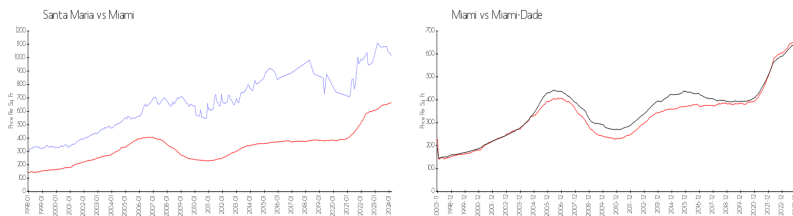
## Building Association Information

Santa Maria Condominium Association  
(305) 860-6500

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1605   | 2,580 sq ft | Mar 2024     | \$2,250,000 | \$872   |
| 2205   | 2,580 sq ft | Feb 2024     | \$2,500,000 | \$969   |
| 1504   | 2,580 sq ft | Jan 2024     | \$2,950,000 | \$1,143 |
| 902    | 3,170 sq ft | Jan 2024     | \$3,450,000 | \$1,088 |
| 805    | 2,580 sq ft | Nov 2023     | \$2,300,000 | \$891   |
| 2605   | 2,580 sq ft | Nov 2023     | \$2,650,000 | \$1,027 |

## Market Information



|              |                |             |               |
|--------------|----------------|-------------|---------------|
| Santa Maria: | \$1018/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami:       | \$665/sq. ft.  | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Santa Maria | 3% |
| Miami       | 4% |
| Miami-Dade  | 3% |



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

|             |          |
|-------------|----------|
| Santa Maria | 124 days |
| Miami       | 84 days  |
| Miami-Dade  | 81 days  |