

# Unit 1905 - 1010 Brickell

1905 - 1010 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11462133                       |
| Status:         | Active                          |
| Size:           | 1,778 Sq ft.                    |
| Bedrooms:       | 3                               |
| Full Bathrooms: | 3                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | 2 Or More Spaces, Valet Parking |
| View:           |                                 |
| List Price:     | \$1,395,000                     |
| List PPSF:      | \$785                           |
| Valuated Price: | \$1,369,000                     |
| Valuated PPSF:  | \$770                           |

*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:                         | 387 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

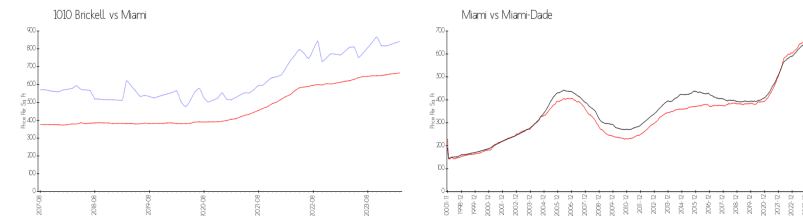
## Building Association Information

1010-Brickell Management office  
phone number: 305.537.4911

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2101   | 1,753 sq ft | Apr 2024     | \$1,465,000 | \$836 |
| 4401   | 1,753 sq ft | Mar 2024     | \$1,750,000 | \$998 |
| 2510   | 442 sq ft   | Mar 2024     | \$425,000   | \$962 |
| 4309   | 1,028 sq ft | Mar 2024     | \$840,000   | \$817 |
| 3009   | 1,028 sq ft | Dec 2023     | \$815,000   | \$793 |

## Market Information

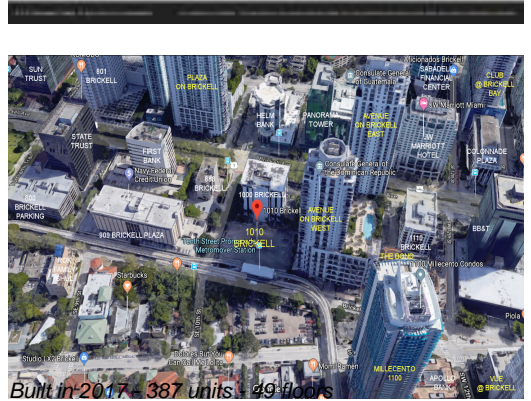


|                |               |             |               |
|----------------|---------------|-------------|---------------|
| 1010 Brickell: | \$841/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami:         | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| 1010 Brickell | 4% |
| Miami         | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months



1010 Brickell  
Miami  
Miami-Dade

155 days  
84 days  
81 days