

# Unit 307 - Carbonell

307 - 901 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11470616  
 Status: Active  
 Size: 1,784 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,748,000  
 List PPSF: \$980  
 Valuated Price: \$1,230,000  
 Valuated PPSF: \$689

*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: 284  
 Number of active listings for rent: 11  
 Number of active listings for sale: 18  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

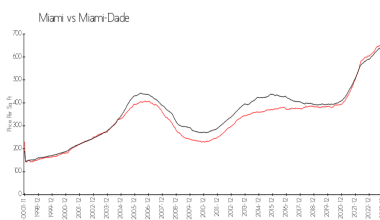
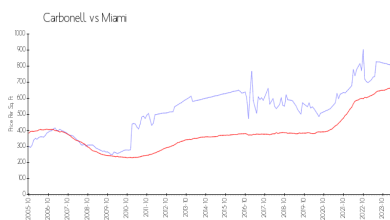
Carbonell Condominium Association  
 (305) 371-4242

<http://carbonellcondo.net>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3701	1,031 sq ft	Apr 2024	\$767,000	\$744
802	1,076 sq ft	Mar 2024	\$620,000	\$576
1904	2,591 sq ft	Mar 2024	\$2,150,000	\$830
809	1,418 sq ft	Jan 2024	\$1,297,500	\$915
2907	1,784 sq ft	Sep 2023	\$1,390,000	\$779
2906	1,944 sq ft	Sep 2023	\$1,700,000	\$874

## Market Information



Carbonell: \$807/sq. ft.  
 Miami: \$665/sq. ft.

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

## Inventory for Sale

Carbonell: 6%  
 Miami: 4%  
 Miami-Dade: 3%



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

Carbonell	89 days
Miami	84 days
Miami-Dade	81 days