

# Unit 2604 - Millecento 1100

2604 - 1100 S Miami Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11471497
Status:	Active Under Contract
Size:	921 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$660,000
List PPSF:	\$717
Valuated Price:	\$562,000
Valuated PPSF:	\$592

*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:	382
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

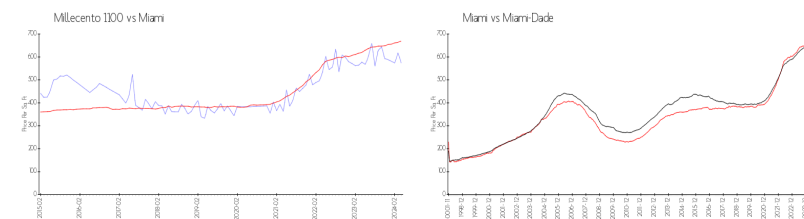
## Building Association Information

Millecento  
1100 S Miami Ave, Miami, FL 33130  
Front Desk / Condo Association & Property Management: 786.329.5710

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3904	921 sq ft	Apr 2024	\$640,000	\$695
2408	812 sq ft	Mar 2024	\$525,000	\$647
2002	877 sq ft	Feb 2024	\$505,000	\$576
2902	877 sq ft	Jan 2024	\$530,000	\$604
501	1,167 sq ft	Dec 2023	\$630,000	\$540

## Market Information

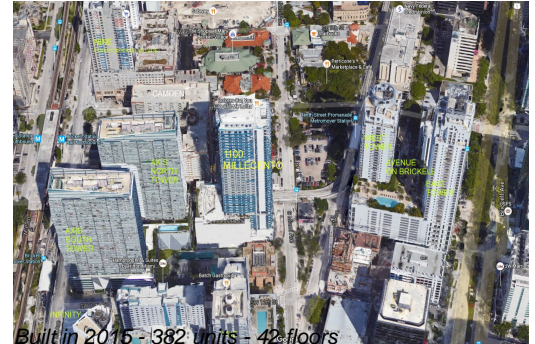


Millecento 1100:	\$573/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Millecento 1100	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Millecento 1100

Miami

Miami-Dade

69 days

84 days

81 days