

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: \$606,000
 Valuated PPSF: \$638

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: 24
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

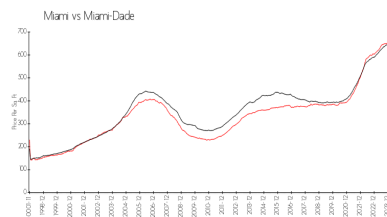
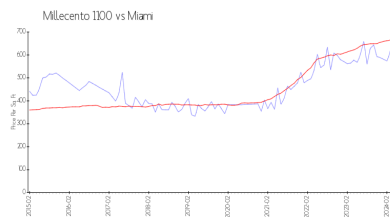
Building Association Information

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: \$617/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Millecento 1100

66 days

Miami

84 days

Miami-Dade

81 days