

# Unit 1414 - Isola Brickell Key

1414 - 770 Claughton Island Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11471589  
 Status: Active  
 Size: 985 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$645,000  
 List PPSF: \$655  
 Valuated Price: \$548,000  
 Valuated PPSF: \$556

*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: 300  
 Number of active listings for rent: 23  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

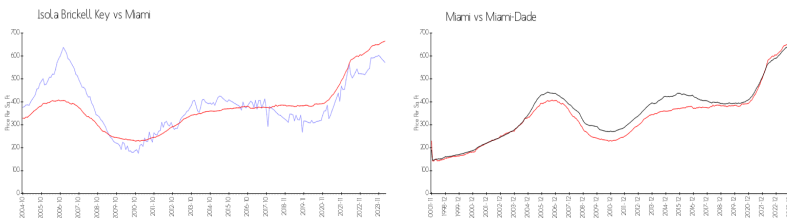
## Building Association Information

Isola Brickell Key Condo association  
 305-371-7007

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1403   | 968 sq ft   | Apr 2024     | \$600,000  | \$620 |
| 1115   | 1,065 sq ft | Apr 2024     | \$660,000  | \$620 |
| 405    | 708 sq ft   | Feb 2024     | \$360,000  | \$508 |
| 2110   | 735 sq ft   | Jan 2024     | \$425,000  | \$578 |
| 616    | 1,065 sq ft | Dec 2023     | \$655,000  | \$615 |
| 1003   | 968 sq ft   | Dec 2023     | \$559,500  | \$578 |

## Market Information

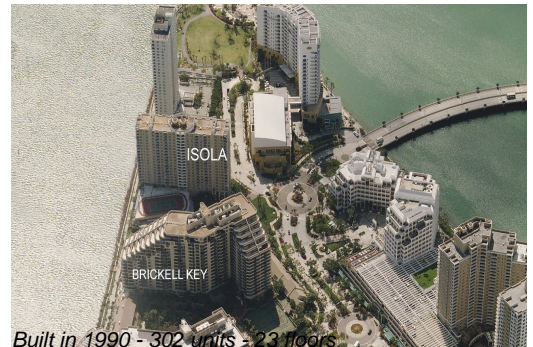


Isola Brickell Key: \$571/sq. ft.  
 Miami: \$665/sq. ft.

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

## Inventory for Sale

Isola Brickell Key 3%  
 Miami 4%  
 Miami-Dade 3%



Built in 1990 - 302 units - 23 floors

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

|                    |         |
|--------------------|---------|
| Isola Brickell Key | 36 days |
| Miami              | 84 days |
| Miami-Dade         | 81 days |