

Unit 2606 - Three Tequesta Point

2606 - 848 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11475332
Status:	Active
Size:	2,293 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking
View:	
List Price:	\$2,375,000
List PPSF:	\$1,036
Valuated Price:	\$2,131,000
Valuated PPSF:	\$929

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:	236
Number of active listings for rent:	11
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

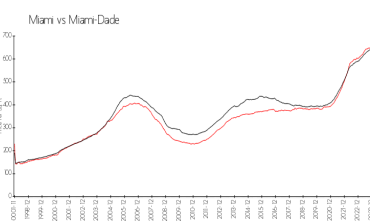
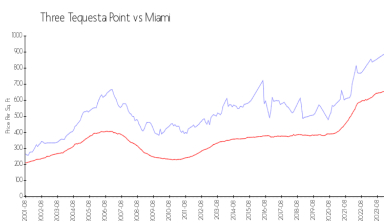
Building Association Information

Three Tequesta Point Three Tequesta Point Condominium Association
(305) 373-2922

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2003	1,087 sq ft	Apr 2024	\$700,000	\$644
1602	1,440 sq ft	Mar 2024	\$980,000	\$681
2506	2,293 sq ft	Mar 2024	\$2,300,000	\$1,003
2705	1,694 sq ft	Nov 2023	\$1,200,000	\$708
4003	1,087 sq ft	Sep 2023	\$800,000	\$736

Market Information

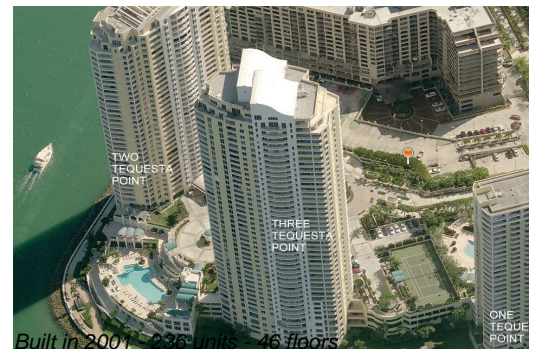


Three Tequesta Point:	\$885/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Three Tequesta Point	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Three Tequesta Point	130 days
Miami	84 days
Miami-Dade	81 days