

Unit 2604 - Echo Brickell

2604 - 1451 Brickell Ave, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | A11476568 |
| Status: | Active |
| Size: | 789 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking,Valet Parking |
| View: | |
| List Price: | \$980,000 |
| List PPSF: | \$1,242 |
| Valuated Price: | \$937,000 |
| Valuated PPSF: | \$1,188 |

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: | 170 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 24 |
| Building inventory for sale: | 14% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

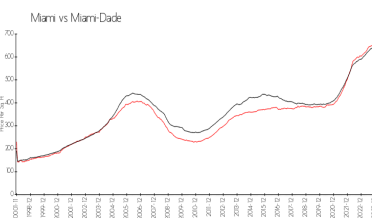
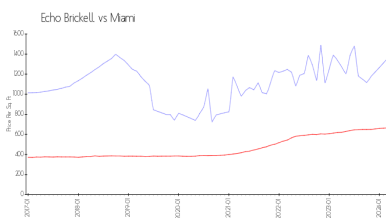
ECHO BRICKELL
 ADDRESS 1441 BRICKELL AVE STE. 1510, MIAMI, FL 33131
 PHONE 786 360 1904

<http://www.echobrickell.com/contact/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1606 | 781 sq ft | Mar 2024 | \$840,000 | \$1,076 |
| 1803 | 1,137 sq ft | Feb 2024 | \$1,225,000 | \$1,077 |
| 4304 | 1,127 sq ft | Jan 2024 | \$1,290,000 | \$1,145 |
| 2305 | 1,153 sq ft | Oct 2023 | \$1,095,000 | \$950 |
| 1201 | 1,287 sq ft | Aug 2023 | \$1,230,000 | \$956 |
| 4203 | 1,173 sq ft | Aug 2023 | \$1,290,000 | \$1,100 |
| 2404 | 792 sq ft | Aug 2023 | \$820,000 | \$1,035 |

Market Information



Echo Brickell: \$1359/sq. ft.
 Miami: \$665/sq. ft.

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

Inventory for Sale

Echo Brickell 14%



| | |
|------------|----|
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Echo Brickell | 91 days |
| Miami | 84 days |
| Miami-Dade | 81 days |