

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:	\$1,009,000
Valuated PPSF:	\$1,279

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:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

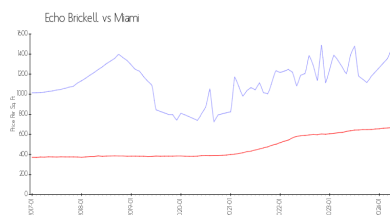
ECHO BRICKELL
ADDRESS 1441 BRICKELL AVE STE. 1510, MIAMI, FL 33131
PHONE 786 360 1904

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

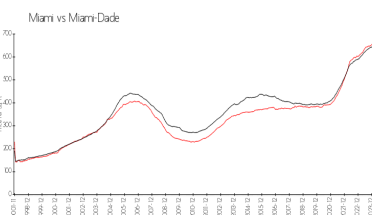
Recent Sales

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



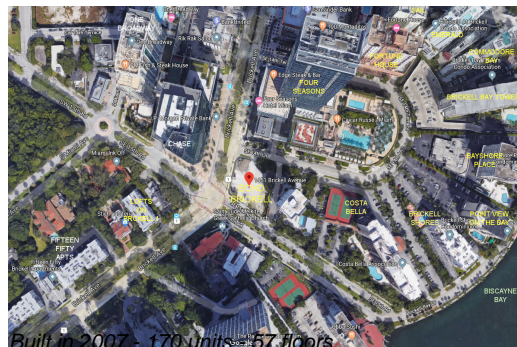
Echo Brickell: \$1463/sq. ft.
Miami: \$669/sq. ft.



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