

Unit 1803 - Villa Regina

1803 - 1581 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11485014
Status:	Closed
Size:	2,005 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Parking-Under Building
View:	
List Price:	\$1,199,000
List PPSF:	\$598
Valuated Price:	\$1,325,000
Valuated PPSF:	\$661

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:	199
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

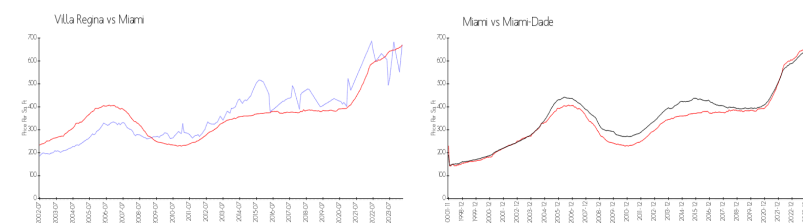
Building Association Information

Villa Regina Condominium Association
(305) 858-1581

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803	2,005 sq ft	May 2024	\$1,125,000	\$561
1206	2,403 sq ft	Mar 2024	\$950,000	\$395
PH206	2,403 sq ft	Mar 2024	\$1,150,000	\$479
1501	3,060 sq ft	Feb 2024	\$2,200,000	\$719
503	4,126 sq ft	Jan 2024	\$2,150,000	\$521

Market Information



Villa Regina:	\$671/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Villa Regina	2%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Villa Regina	92 days
Miami	84 days
Miami-Dade	81 days