

# Unit 4004 - Bond (The)

4004 - 1080 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11490102
Status:	Active
Size:	830 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$730,000
List PPSF:	\$880
Valuated Price:	\$772,000
Valuated PPSF:	\$930

*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:	328
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

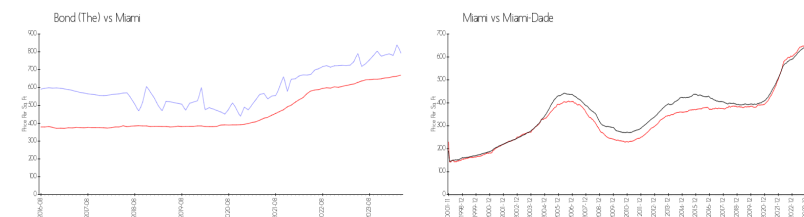
## Building Association Information

The Bond on Brickell  
1080 Brickell Ave  
Miami, FL 33131  
(786) 592-7300  
(305) 440-5095

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2806	906 sq ft	Mar 2024	\$640,000	\$706
713	1,078 sq ft	Mar 2024	\$790,000	\$733
2900	1,593 sq ft	Feb 2024	\$1,527,000	\$959
1403	748 sq ft	Feb 2024	\$550,000	\$735
2008	1,129 sq ft	Jan 2024	\$850,000	\$753
2909	1,134 sq ft	Jan 2024	\$900,000	\$794

## Market Information

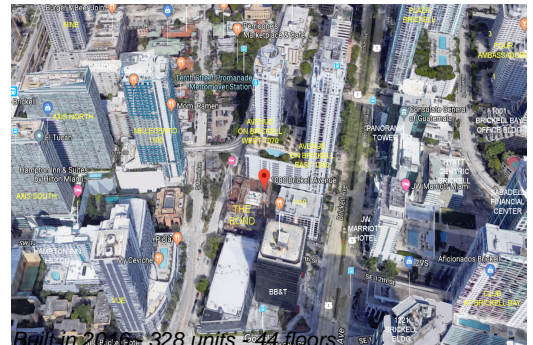


Bond (The): \$793/sq. ft.  
Miami: \$669/sq. ft.

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

## Inventory for Sale

Bond (The)	6%
Miami	4%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Bond (The)	90 days
Miami	84 days
Miami-Dade	81 days