

# Unit 3704 - Rise Brickell City Centre

3704 - 88 SW 7 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11500069  
 Status: Active  
 Size: 1,407 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,250,000  
 List PPSF: \$888  
 Valuated Price: \$1,262,000  
 Valuated PPSF: \$897

*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: 389  
 Number of active listings for rent: 0  
 Number of active listings for sale: 28  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

## Building Association Information

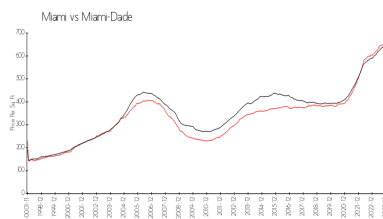
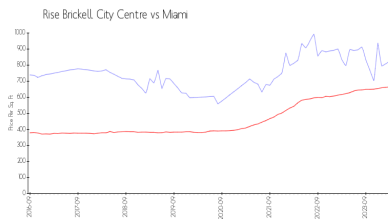
Rise Brickell City Centre  
 88 SW 7th Street  
 Miami FL 33130  
 786 475 5342

<http://www.brickellcitycentre.com/residences/rise>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2405	1,200 sq ft	Apr 2024	\$1,020,000	\$850
3502	1,691 sq ft	Apr 2024	\$1,280,000	\$757
1203	1,261 sq ft	Apr 2024	\$990,000	\$785
907	994 sq ft	Apr 2024	\$735,000	\$739
2612	1,664 sq ft	Apr 2024	\$1,375,000	\$826

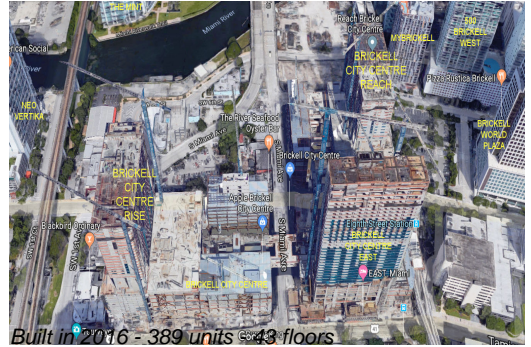
## Market Information



Rise Brickell City Centre:	\$824/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Rise Brickell City Centre 7%



Miami	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Rise Brickell City Centre	93 days
Miami	84 days
Miami-Dade	81 days