

# Unit 2509 - Brickell House

2509 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

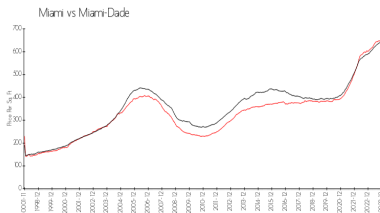
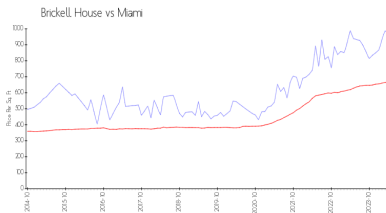
MLS Number: A11506849  
 Status: Active  
 Size: 997 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Bay,Water View  
 Rental Price: \$6,400  
 List PPSF: \$6  
 Valuated Price: \$919,000  
 Valuated PPSF: \$922

*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: 374  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Market Information



Brickell House: \$970/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Brickell House: 1%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Brickell House: 124 days  
 Miami: 84 days  
 Miami-Dade: 81 days

