

Unit 1606 - Metropolitan Brickell

1606 - 2475 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11512669
 Status: Active
 Size: 1,120 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$784,000
 List PPSF: \$700
 Valuated Price: \$752,000
 Valuated PPSF: \$671

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: 12
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

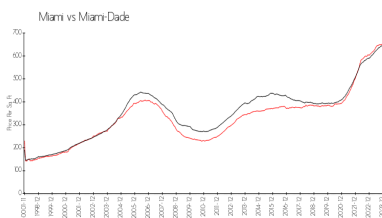
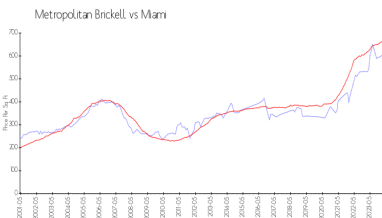
Building Association Information

Metropolitan Condominium Association
 (305) 860-2880 & (305)860-2107

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,280 sq ft	Mar 2024	\$780,000	\$609
1402	1,280 sq ft	Mar 2024	\$765,000	\$598
2310	1,170 sq ft	Mar 2024	\$750,000	\$641
2102	1,280 sq ft	Feb 2024	\$780,000	\$609
2205	850 sq ft	Jan 2024	\$420,000	\$494

Market Information



Metropolitan Brickell: \$609/sq. ft.
 Miami: \$665/sq. ft.

Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

Metropolitan Brickell: 2%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Metropolitan Brickell	40 days
Miami	84 days
Miami-Dade	81 days