

# 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:	\$715,000
Valuated PPSF:	\$638

*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:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

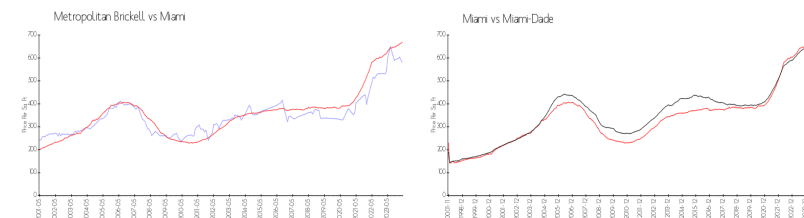
## Building Association Information

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

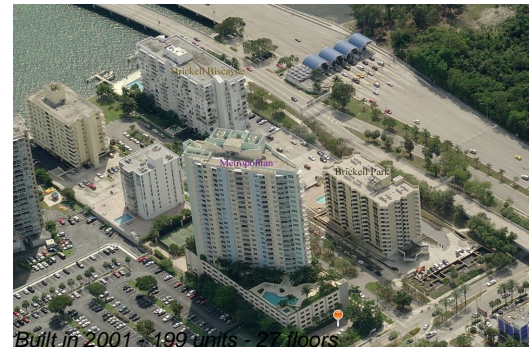


Metropolitan Brickell: \$578/sq. ft.  
Miami: \$669/sq. ft.

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

## Inventory for Sale

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



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

Metropolitan Brickell	43 days
Miami	84 days
Miami-Dade	81 days