

# Unit 604 - Brickell Ten

604 - 1010 SW 2 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11513389  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$590,000  
 List PPSF: \$576  
 Valuated Price: \$538,000  
 Valuated PPSF: \$525

*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.*

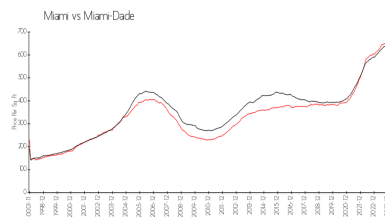
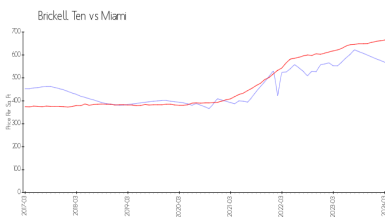
## Building Information

Number of units: 155  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	1,420 sq ft	Apr 2024	\$990,000	\$697
1203	1,273 sq ft	Nov 2023	\$755,000	\$593
1907	722 sq ft	Nov 2023	\$415,000	\$575
1810	648 sq ft	Aug 2023	\$420,000	\$648
808	1,023 sq ft	Jul 2023	\$535,000	\$523
1609	1,037 sq ft	Jul 2023	\$579,000	\$558

## Market Information



Brickell Ten: \$568/sq. ft.  
 Miami: \$665/sq. ft.  
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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Brickell Ten: 5%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Brickell Ten: 134 days  
 Miami: 84 days  
 Miami-Dade: 81 days

