

# 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:	\$569,000
Valuated PPSF:	\$556

*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.*

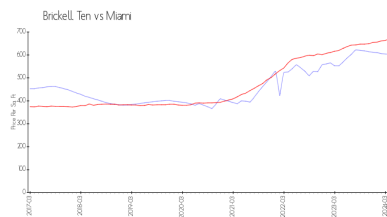
## Building Information

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:	3
Number of sales over the last 3 months:	1

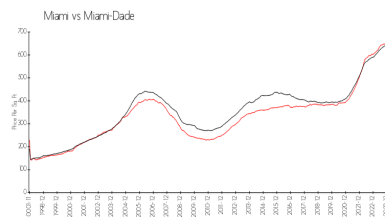
## Recent Sales

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: \$603/sq. ft.  
Miami: \$669/sq. ft.



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



Built in 2016 - 155 units - 22 floors