

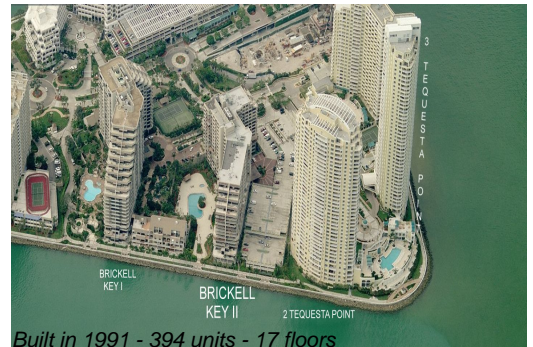
Unit 1217 - Brickell Key 2

1217 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11513745
Status:	Active
Size:	690 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$420,000
List PPSF:	\$609
Valuated Price:	\$369,000
Valuated PPSF:	\$535

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:	394
Number of active listings for rent:	15
Number of active listings for sale:	29
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

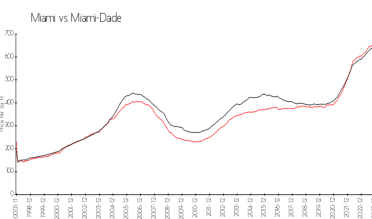
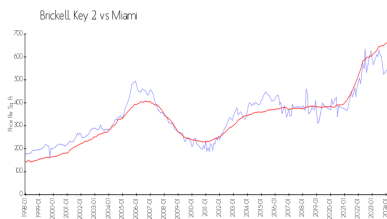
Building Association Information

Brickell Key two Condominium
305.381.7777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1820	1,550 sq ft	Nov 2023	\$1,132,000	\$730
730	370 sq ft	Oct 2023	\$272,500	\$736
1124	640 sq ft	Aug 2023	\$380,000	\$594
1216	720 sq ft	Aug 2023	\$420,000	\$583
1807	470 sq ft	Jul 2023	\$305,000	\$649

Market Information



Brickell Key 2:	\$551/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Brickell Key 2	7%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Brickell Key 2
Miami
Miami-Dade

50 days
84 days
81 days