

Unit 3106 - Skyline

3106 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11515934
Status:	Active
Size:	1,188 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$865,989
List PPSF:	\$729
Valuated Price:	\$755,000
Valuated PPSF:	\$636

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:	360
Number of active listings for rent:	25
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

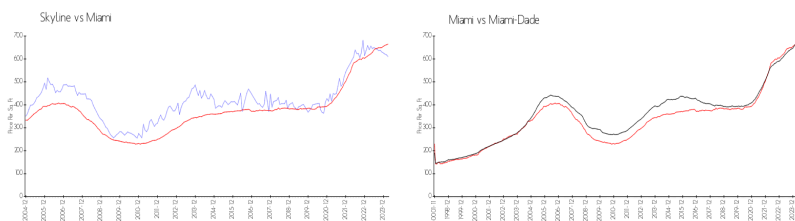
Building Association Information

Skyline on Brickell Condominium
(305) 854-4858

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1004	791 sq ft	Feb 2024	\$470,000	\$594
312	1,367 sq ft	Jan 2024	\$670,000	\$490
2311	791 sq ft	Jan 2024	\$435,000	\$550
1803	791 sq ft	Dec 2023	\$490,000	\$619
402	791 sq ft	Nov 2023	\$420,000	\$531

Market Information

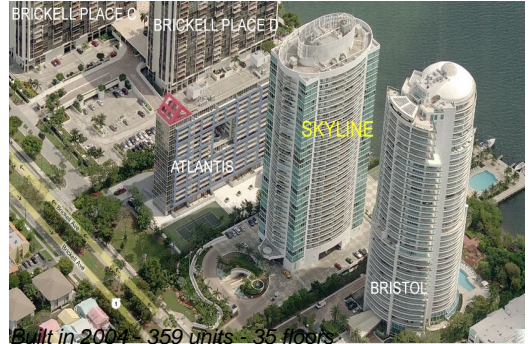


Skyline:	\$610/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Skyline	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Skyline
Miami
Miami-Dade

65 days
84 days
81 days