

Unit 2405 - MyBrickell

2405 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11518592
 Status: Active
 Size: 545 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$399,000
 List PPSF: \$732
 Valuated Price: \$363,000
 Valuated PPSF: \$666

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: 192
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

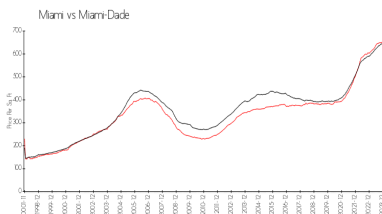
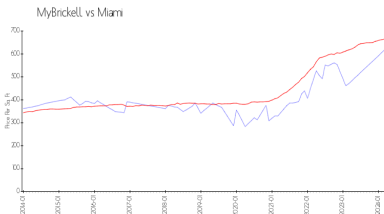
Building Association Information

MyBrickell
 Address: 31 SE 6th St, Miami, FL 33131

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2203	551 sq ft	Mar 2024	\$360,000	\$653
2407	1,086 sq ft	Dec 2023	\$560,000	\$516
1706	710 sq ft	Dec 2023	\$400,000	\$563
2107	1,086 sq ft	Jul 2023	\$580,000	\$534

Market Information



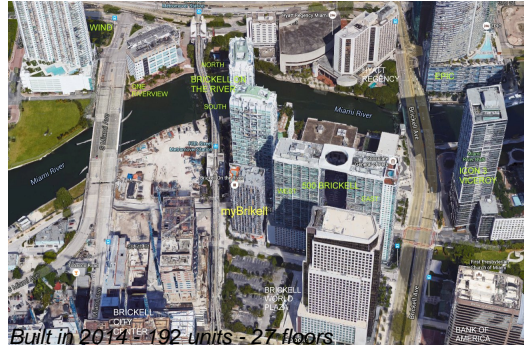
MyBrickell: \$617/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

MyBrickell: 5%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

MyBrickell: 43 days



Miami
Miami-Dade

84 days
81 days