

# Unit 2506 - Vue at Brickell

2506 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11518750  
 Status: Active  
 Size: 1,551 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$675,000  
 List PPSF: \$435  
 Valuated Price: \$818,000  
 Valuated PPSF: \$527

*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: 323  
 Number of active listings for rent: 11  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

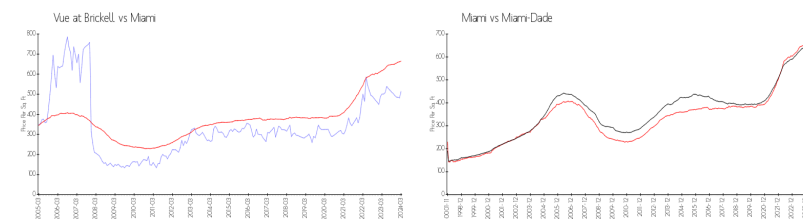
## Building Association Information

Vue at Brickell Condominium inc  
 305.371.8005

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2013	737 sq ft	Mar 2024	\$395,000	\$536
2305	1,128 sq ft	Feb 2024	\$520,000	\$461
1904	1,023 sq ft	Feb 2024	\$572,500	\$560
1006	1,143 sq ft	Jan 2024	\$540,000	\$472
1014	1,149 sq ft	Dec 2023	\$525,000	\$457

## Market Information

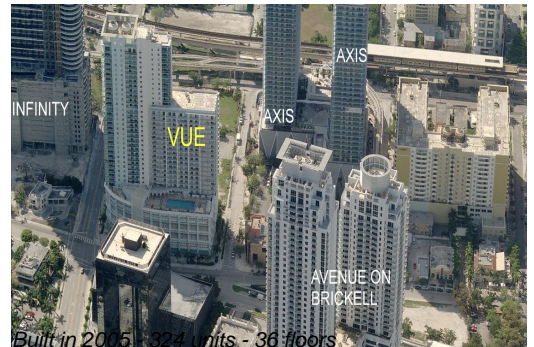


Vue at Brickell: \$516/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Vue at Brickell 2%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Vue at Brickell  
Miami  
Miami-Dade

39 days  
84 days  
81 days