

# Unit 9A - Brickell Townhouse

9A - 2451 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11519327  
 Status: Active  
 Size: 1,305 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$705,000  
 List PPSF: \$540  
 Valuated Price: \$790,000  
 Valuated PPSF: \$605

*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: 351  
 Number of active listings for rent: 5  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

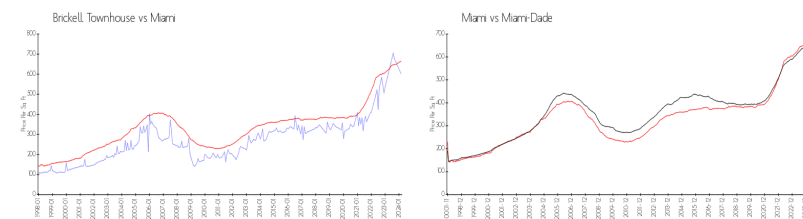
## Building Association Information

Brickell Townhouse Association  
 (305) 854-1177 & (305) 854-1152

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6S	1,188 sq ft	Apr 2024	\$717,800	\$604
19C	886 sq ft	Apr 2024	\$500,000	\$564
15K	886 sq ft	Mar 2024	\$495,000	\$559
11K	886 sq ft	Jan 2024	\$490,000	\$553
4E	1,188 sq ft	Aug 2023	\$770,000	\$648

## Market Information



Brickell Townhouse: \$599/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Brickell Townhouse: 0%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Brickell Townhouse  
Miami  
Miami-Dade

29 days  
84 days  
81 days