

# 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:	\$696,000
Valuated PPSF:	\$533

*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:	3

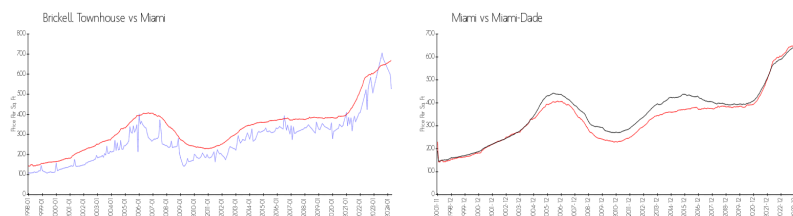
## Building Association Information

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

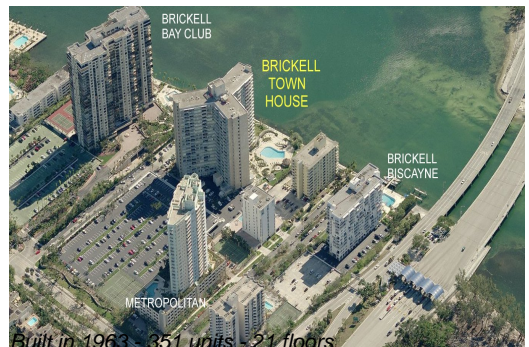


Brickell Townhouse:	\$528/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Brickell Townhouse	29 days
Miami	84 days
Miami-Dade	81 days