

# Unit 2418 - Avenue On Brickell (West Tower)

2418 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11520008
Status:	Active
Size:	1,128 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$494,900
List PPSF:	\$439
Valuated Price:	\$544,000
Valuated PPSF:	\$482

*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:	262
Number of active listings for rent:	18
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

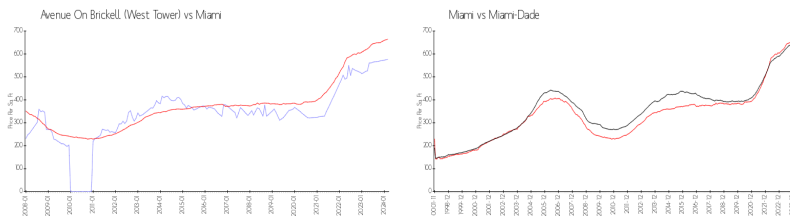
## Building Association Information

1060 Condominium Association  
305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3204	731 sq ft	Jan 2024	\$430,000	\$588
3418	1,128 sq ft	Sep 2023	\$519,590	\$461
820	1,000 sq ft	Aug 2023	\$465,000	\$465
602	968 sq ft	Jun 2023	\$424,000	\$438
3416	1,128 sq ft	Jun 2023	\$480,000	\$426

## Market Information



Avenue On Brickell (West Tower):	\$576/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Avenue On Brickell (West Tower)	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Avenue On Brickell (West Tower)	34 days
Miami	84 days
Miami-Dade	81 days