

# Unit 1600 - Brickell Key 2

1600 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11525732  
 Status: Active  
 Size: 700 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$375,000  
 List PPSF: \$536  
 Valuated Price: \$389,000  
 Valuated PPSF: \$556

*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: 394  
 Number of active listings for rent: 15  
 Number of active listings for sale: 29  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

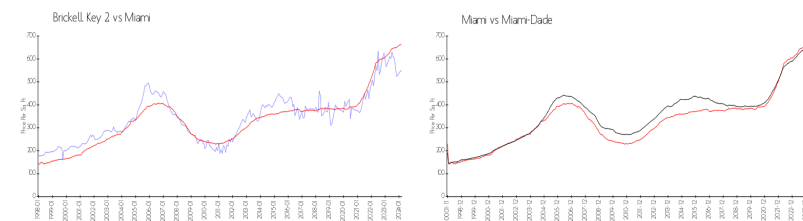
## Building Association Information

Brickell Key two Condominium  
 305.381.7777

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1820	1,550 sq ft	Nov 2023	\$1,132,000	\$730
730	370 sq ft	Oct 2023	\$272,500	\$736
1124	640 sq ft	Aug 2023	\$380,000	\$594
1216	720 sq ft	Aug 2023	\$420,000	\$583
1807	470 sq ft	Jul 2023	\$305,000	\$649

## Market Information

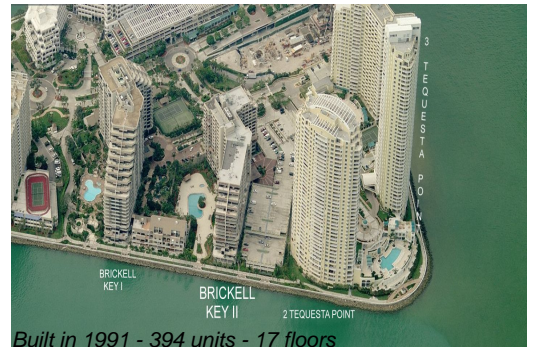


Brickell Key 2: \$551/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Brickell Key 2: 7%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Brickell Key 2  
Miami  
Miami-Dade

50 days  
84 days  
81 days