

# Unit 2601 - MyBrickell

2601 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11531014
Status:	Active
Size:	1,116 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Other Parking,Valet Parking
View:	
List Price:	\$750,000
List PPSF:	\$672
Valuated Price:	\$751,000
Valuated PPSF:	\$673

*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:	192
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

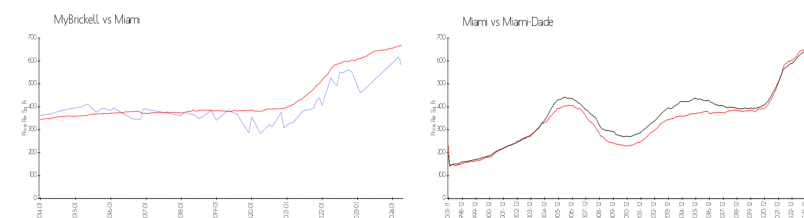
## Building Association Information

MyBrickell  
Address: 31 SE 6th St, Miami, FL 33131

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2203	551 sq ft	Mar 2024	\$360,000	\$653
2407	1,086 sq ft	Dec 2023	\$560,000	\$516
1706	710 sq ft	Dec 2023	\$400,000	\$563
2107	1,086 sq ft	Jul 2023	\$580,000	\$534

## Market Information



MyBrickell:	\$581/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

MyBrickell	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

MyBrickell	43 days
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Miami  
Miami-Dade

84 days  
81 days