

# Unit 3104 - Brickell Flatiron

3104 - 1000 Brickell Plz, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11532297  
 Status: Active  
 Size: 665 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$850,000  
 List PPSF: \$1,278  
 Valuated Price: \$691,000  
 Valuated PPSF: \$1,039

*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: 525  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 6

## Building Association Information

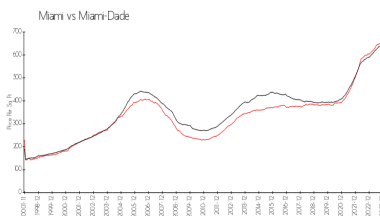
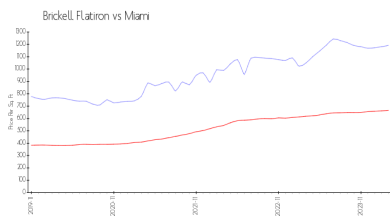
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<https://websites.vertilinc.com/flatiron>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH5707	1,912 sq ft	Mar 2024	\$2,500,000	\$1,308
4210	1,692 sq ft	Mar 2024	\$1,900,000	\$1,123
3003	829 sq ft	Feb 2024	\$810,000	\$977
3805	1,022 sq ft	Feb 2024	\$930,000	\$910
2009	1,236 sq ft	Feb 2024	\$1,050,000	\$850

## Market Information



Brickell Flatiron: \$1191/sq. ft.  
 Miami: \$665/sq. ft.

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

## Inventory for Sale

Brickell Flatiron 3%  
 Miami 4%  
 Miami-Dade 3%



**Avg. Time to Close Over Last 12 Months**

Brickell Flatiron	131 days
Miami	84 days
Miami-Dade	81 days