

Unit 1601 - Imperial Brickell

1601 - 1627 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11535870 |
| Status: | Active |
| Size: | 1,792 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$1,099,000 |
| List PPSF: | \$613 |
| Valuated Price: | \$973,000 |
| Valuated PPSF: | \$543 |

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: | 160 |
| Number of active listings for rent: | 1 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

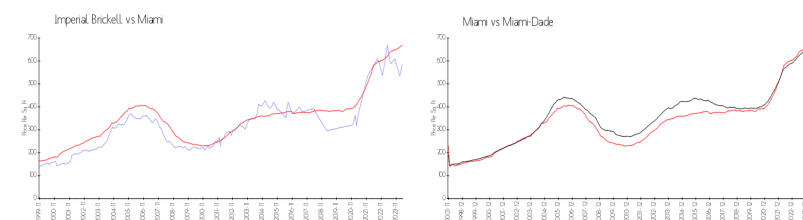
Building Association Information

Imperial Brickell Condo Association
305.854.4140

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2405 | 1,732 sq ft | Feb 2024 | \$975,000 | \$563 |
| 1705 | 1,732 sq ft | Nov 2023 | \$840,000 | \$485 |
| 905 | 1,732 sq ft | Oct 2023 | \$950,000 | \$548 |
| 703 | 1,316 sq ft | Oct 2023 | \$660,000 | \$502 |
| 2102 | 1,316 sq ft | Jul 2023 | \$675,000 | \$513 |

Market Information

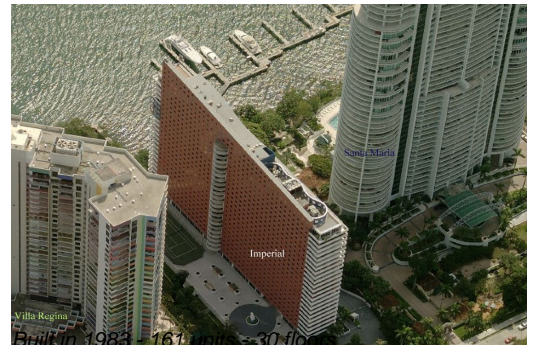


| | | | |
|--------------------|---------------|-------------|---------------|
| Imperial Brickell: | \$585/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Imperial Brickell | 3% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Imperial Brickell

63 days

Miami

84 days

Miami-Dade

81 days