

Unit 2805 - Vue at Brickell

2805 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11536363
 Status: Active
 Size: 1,128 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$560,000
 List PPSF: \$496
 Valuated Price: \$536,000
 Valuated PPSF: \$475

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: 323
 Number of active listings for rent: 11
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

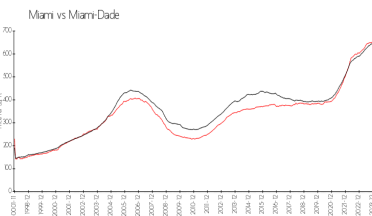
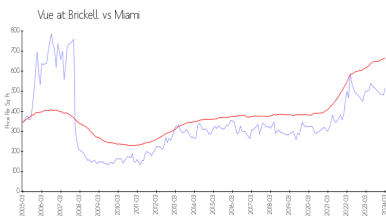
Building Association Information

Vue at Brickell Condominium inc
 305.371.8005

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2013	737 sq ft	Mar 2024	\$395,000	\$536
2305	1,128 sq ft	Feb 2024	\$520,000	\$461
1904	1,023 sq ft	Feb 2024	\$572,500	\$560
1006	1,143 sq ft	Jan 2024	\$540,000	\$472
1014	1,149 sq ft	Dec 2023	\$525,000	\$457

Market Information



Vue at Brickell: \$516/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Vue at Brickell 2%
 Miami 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Vue at Brickell
Miami
Miami-Dade

39 days
84 days
81 days