

Unit 2205 - Bristol Tower

2205 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11536730
 Status: Active
 Size: 2,310 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 3
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station,Guest Parking

View:
 List Price: \$2,850,000
 List PPSF: \$1,234
 Valuated Price: \$2,288,000
 Valuated PPSF: \$990

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: 146
 Number of active listings for rent: 3
 Number of active listings for sale: 6
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

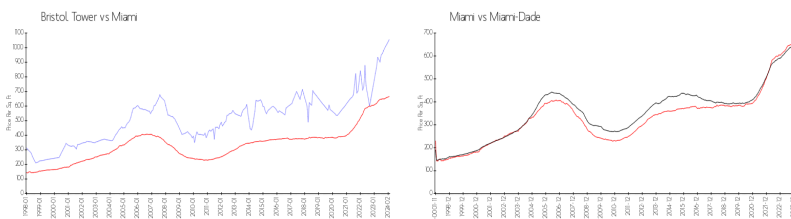
Building Association Information

Bristol Tower Condominium Association
 (305) 856-2200 & (305) 856-7670

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401-2	5,890 sq ft	Mar 2024	\$6,500,000	\$1,104
1806	1,210 sq ft	Dec 2023	\$820,000	\$678
1403	2,700 sq ft	Nov 2023	\$2,475,000	\$917
2701	3,065 sq ft	Oct 2023	\$2,300,000	\$750
1401	2,600 sq ft	Sep 2023	\$1,800,050	\$692
903	2,700 sq ft	Sep 2023	\$2,100,000	\$778
2401 & 2402	5,890 sq ft	Sep 2023	\$4,325,000	\$734

Market Information



Bristol Tower: \$1056/sq. ft. Miami: \$665/sq. ft.
 Miami: \$665/sq. ft. Miami-Dade: \$703/sq. ft.

Inventory for Sale

Bristol Tower: 4%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Bristol Tower	80 days
Miami	84 days
Miami-Dade	81 days