

Unit 2604 - Espirito Santo - Mayfield

2604 - 1395 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11538493
 Status: Pending
 Size: 829 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$650,000
 List PPSF: \$784
 Valuated Price: \$555,000
 Valuated PPSF: \$669

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.

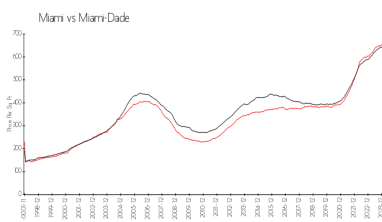
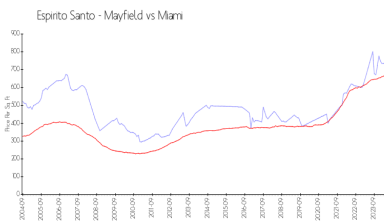
Building Information

Number of units: 116
 Number of active listings for rent: 4
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2710	729 sq ft	Apr 2024	\$575,000	\$789
3212	829 sq ft	Feb 2024	\$635,000	\$766
3207	966 sq ft	Feb 2024	\$694,500	\$719
2604	829 sq ft	Feb 2024	\$560,000	\$676
3012	829 sq ft	Dec 2023	\$610,000	\$736
3205	804 sq ft	Dec 2023	\$60,000	\$75

Market Information



Espirito Santo - Mayfield:	\$734/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Espirito Santo - Mayfield: 3%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Espirito Santo - Mayfield: 107 days
 Miami: 84 days
 Miami-Dade: 81 days

