

Unit 2804 - Imperial Brickell

2804 - 1627 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11538557
Status:	Active Under Contract
Size:	1,732 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$899,000
List PPSF:	\$519
Valuated Price:	\$1,060,000
Valuated PPSF:	\$612

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

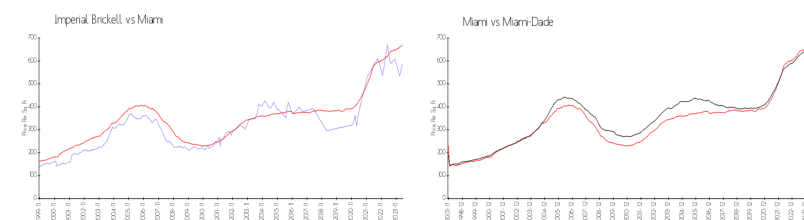
Building Association Information

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

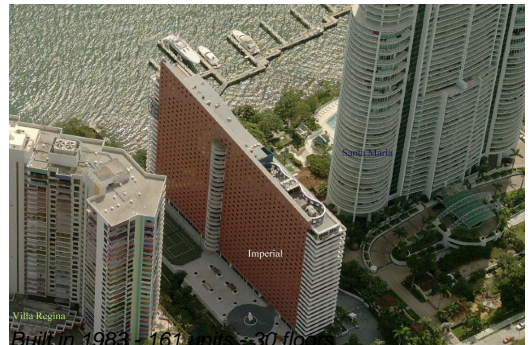


Imperial Brickell:	\$585/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

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