

# Unit 2501 - 1010 Brickell

2501 - 1010 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11540538
Status:	Pending
Size:	1,753 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,850,000
List PPSF:	\$1,055
Valuated Price:	\$1,433,000
Valuated PPSF:	\$817

*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:	387
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

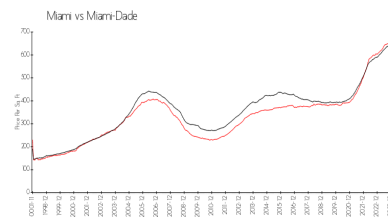
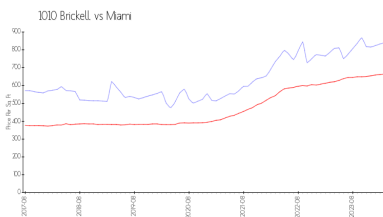
## Building Association Information

1010-Brickell Management office  
phone number: 305.537.4911

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2101	1,753 sq ft	Apr 2024	\$1,465,000	\$836
4401	1,753 sq ft	Mar 2024	\$1,750,000	\$998
2510	442 sq ft	Mar 2024	\$425,000	\$962
4309	1,028 sq ft	Mar 2024	\$840,000	\$817
3009	1,028 sq ft	Dec 2023	\$815,000	\$793

## Market Information

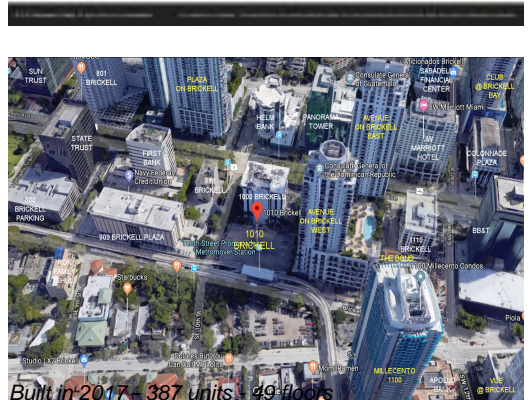


1010 Brickell:	\$841/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

1010 Brickell	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



1010 Brickell  
Miami  
Miami-Dade

162 days  
84 days  
81 days