

Unit 2303 - Carbonell

2303 - 901 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11543175
Status:	Active
Size:	1,558 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,285,000
List PPSF:	\$825
Valuated Price:	\$1,344,000
Valuated PPSF:	\$863

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:	284
Number of active listings for rent:	11
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

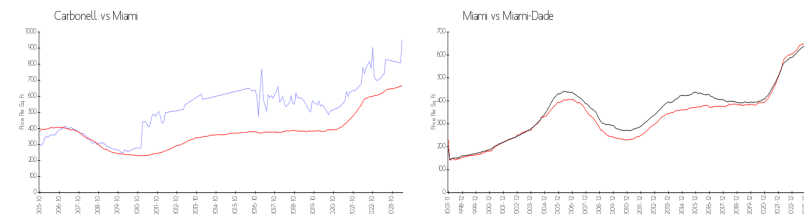
Carbonell Condominium Association
(305) 371-4242

<http://carbonellcondo.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2605	1,505 sq ft	May 2024	\$1,285,000	\$854
3701	1,031 sq ft	Apr 2024	\$767,000	\$744
802	1,076 sq ft	Mar 2024	\$620,000	\$576
1904	2,591 sq ft	Mar 2024	\$2,150,000	\$830
809	1,418 sq ft	Jan 2024	\$1,297,500	\$915

Market Information



Carbonell:	\$952/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Carbonell	6%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Carbonell	92 days
Miami	84 days
Miami-Dade	81 days