

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: \$1,315,000
 List PPSF: \$844
 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: 18
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

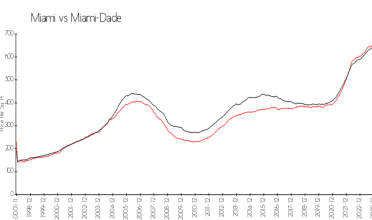
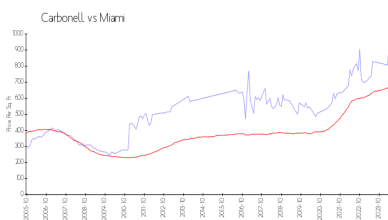
Carbonell Condominium Association
 (305) 371-4242

<http://carbonellcondo.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2907	1,784 sq ft	Sep 2023	\$1,390,000	\$779
2906	1,944 sq ft	Sep 2023	\$1,700,000	\$874

Market Information



Carbonell: \$952/sq. ft.
 Miami: \$669/sq. ft.

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 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Carbonell: 6%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Carbonell	96 days
Miami	84 days
Miami-Dade	81 days