

Unit 806 - Metropolitan Brickell

806 - 2475 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11544362
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$760,000
List PPSF:	\$679
Valuated Price:	\$631,000
Valuated PPSF:	\$563

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:	199
Number of active listings for rent:	12
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

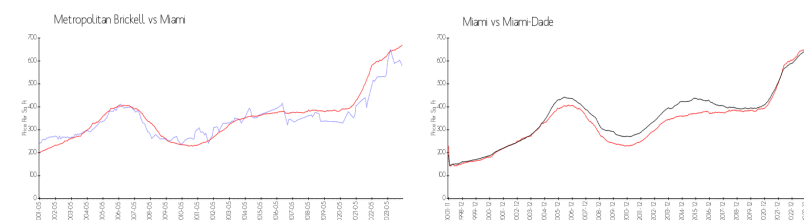
Building Association Information

Metropolitan Condominium Association
(305) 860-2880 & (305)860-2107

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,280 sq ft	Mar 2024	\$780,000	\$609
1402	1,280 sq ft	Mar 2024	\$765,000	\$598
2310	1,170 sq ft	Mar 2024	\$750,000	\$641
2102	1,280 sq ft	Feb 2024	\$780,000	\$609
2205	850 sq ft	Jan 2024	\$420,000	\$494

Market Information



Metropolitan Brickell:	\$578/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Metropolitan Brickell	2%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Metropolitan Brickell	43 days
Miami	84 days
Miami-Dade	81 days