

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: \$665,000
 Valuated PPSF: \$594

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: 9
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

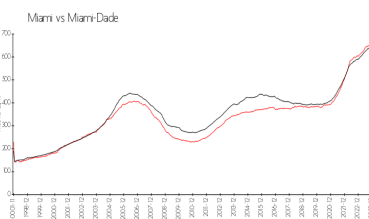
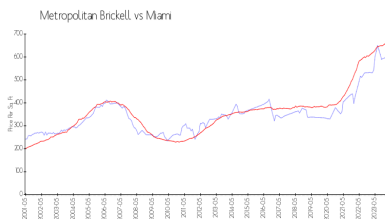
Building Association Information

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: \$609/sq. ft.
 Miami: \$665/sq. ft.

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

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Metropolitan Brickell
Miami
Miami-Dade

40 days
84 days
81 days