

Unit 2805 - Brickell Flatiron

2805 - 1000 Brickell Plz, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11545128
 Status: Active
 Size: 1,022 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$1,150,000
 List PPSF: \$1,125
 Valuated Price: \$1,031,000
 Valuated PPSF: \$1,009

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: 525
 Number of active listings for rent: 0
 Number of active listings for sale: 16
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 6

Building Association Information

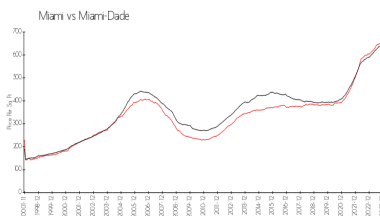
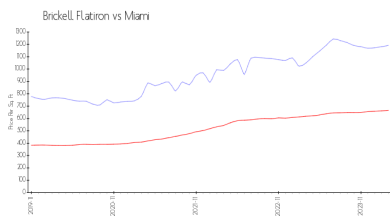
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<https://websites.vertilinc.com/flatiron>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH5707	1,912 sq ft	Mar 2024	\$2,500,000	\$1,308
4210	1,692 sq ft	Mar 2024	\$1,900,000	\$1,123
3003	829 sq ft	Feb 2024	\$810,000	\$977
3805	1,022 sq ft	Feb 2024	\$930,000	\$910
2009	1,236 sq ft	Feb 2024	\$1,050,000	\$850

Market Information



Brickell Flatiron: \$1191/sq. ft.
 Miami: \$665/sq. ft.

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

Inventory for Sale

Brickell Flatiron: 3%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Brickell Flatiron	131 days
Miami	84 days
Miami-Dade	81 days