

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:	\$1,063,000
Valuated PPSF:	\$1,040

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:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Building Association Information

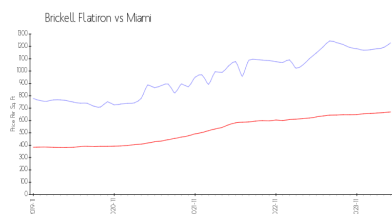
Brickell Flatiron
1000 Brickell Plz,
Miami, FL 33131

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

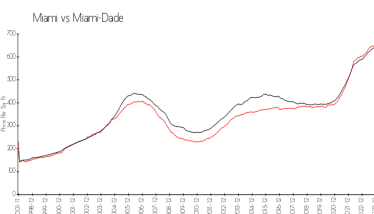
Recent Sales

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: \$1228/sq. ft.
Miami: \$669/sq. ft.



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

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Brickell Flatiron	146 days
Miami	84 days
Miami-Dade	81 days