

# Unit 2112 - Avenue On Brickell (West Tower)

2112 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11546994                                |
| Status:         | Active                                   |
| Size:           | 601 Sq ft.                               |
| Bedrooms:       |  |
| Full Bathrooms: | 1  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$505,000                                |
| List PPSF:      | \$840                                    |
| Valuated Price: | \$331,000                                |
| Valuated PPSF:  | \$551                                    |

*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:                         | 262 |
| Number of active listings for rent:      | 18  |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

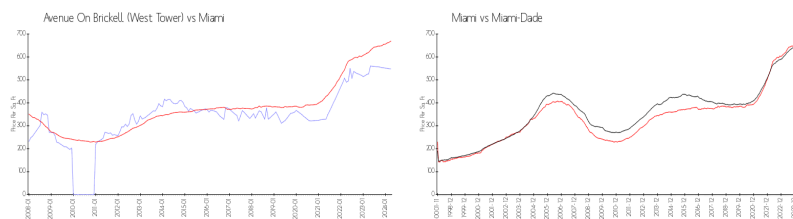
## Building Association Information

1060 Condominium Association  
305-379-7305 & 305-577-3823

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 3204   | 731 sq ft   | Jan 2024     | \$430,000  | \$588 |
| 3418   | 1,128 sq ft | Sep 2023     | \$519,590  | \$461 |
| 820    | 1,000 sq ft | Aug 2023     | \$465,000  | \$465 |
| 602    | 968 sq ft   | Jun 2023     | \$424,000  | \$438 |
| 3416   | 1,128 sq ft | Jun 2023     | \$480,000  | \$426 |

## Market Information



|                                  |               |             |               |
|----------------------------------|---------------|-------------|---------------|
| Avenue On Brickell (West Tower): | \$548/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:                           | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|                                 |    |
|---------------------------------|----|
| Avenue On Brickell (West Tower) | 3% |
| Miami                           | 4% |
| Miami-Dade                      | 3% |



**Avg. Time to Close Over Last 12 Months**

|                                 |         |
|---------------------------------|---------|
| Avenue On Brickell (West Tower) | 38 days |
| Miami                           | 84 days |
| Miami-Dade                      | 81 days |