

# Unit 1803 - Three Tequesta Point

1803 - 848 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11547264  
 Status: Active  
 Size: 1,087 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$730,000  
 List PPSF: \$672  
 Valuated Price: \$741,000  
 Valuated PPSF: \$682

*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: 236  
 Number of active listings for rent: 11  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

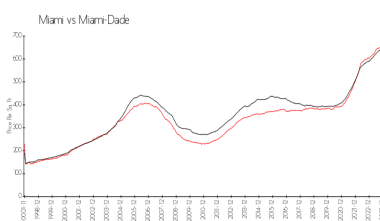
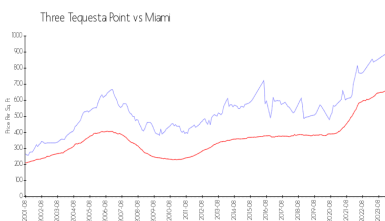
## Building Association Information

Three Tequesta Point Three Tequesta Point Condominium Association  
 (305) 373-2922

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2003	1,087 sq ft	Apr 2024	\$700,000	\$644
1602	1,440 sq ft	Mar 2024	\$980,000	\$681
2506	2,293 sq ft	Mar 2024	\$2,300,000	\$1,003
2705	1,694 sq ft	Nov 2023	\$1,200,000	\$708
4003	1,087 sq ft	Sep 2023	\$800,000	\$736

## Market Information



Three Tequesta Point:	\$898/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Three Tequesta Point: 4%  
 Miami: 4%  
 Miami-Dade: 3%



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

Three Tequesta Point	111 days
Miami	84 days
Miami-Dade	81 days