

# Unit 1304 - Vue at Brickell

1304 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11549674
Status:	Active Under Contract
Size:	1,023 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$520,000
List PPSF:	\$508
Valuated Price:	\$402,000
Valuated PPSF:	\$393

*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:	323
Number of active listings for rent:	11
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

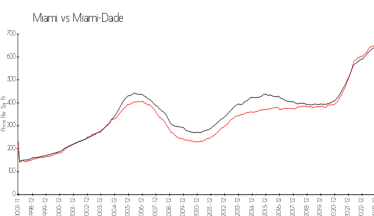
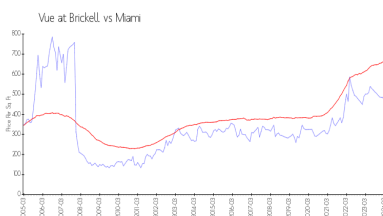
## Building Association Information

Vue at Brickell Condominium inc  
305.371.8005

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2013	737 sq ft	Mar 2024	\$395,000	\$536
2305	1,128 sq ft	Feb 2024	\$520,000	\$461
1904	1,023 sq ft	Feb 2024	\$572,500	\$560
1006	1,143 sq ft	Jan 2024	\$540,000	\$472
1014	1,149 sq ft	Dec 2023	\$525,000	\$457

## Market Information

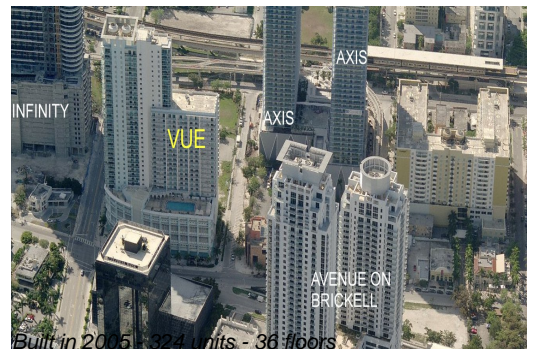


Vue at Brickell:	\$446/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Vue at Brickell	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Vue at Brickell	38 days
Miami	84 days
Miami-Dade	81 days