

# Unit 2509 - One Tequesta Point

2509 - 888 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11550025
Status:	Active
Size:	1,310 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	
List Price:	\$810,000
List PPSF:	\$618
Valuated Price:	\$882,000
Valuated PPSF:	\$673

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:	288
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:	6
Number of sales over the last 3 months:	2

## Building Association Information

One Tequesta Point Condominium Association  
(305) 358-8850

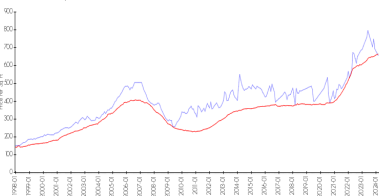
<http://www.onetequestapoint.com/>

## Recent Sales

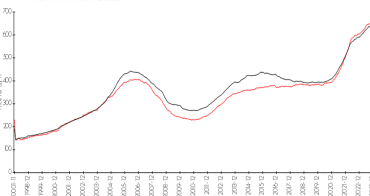
Unit #	Size	Closing Date	Sale Price	PPSF
510	1,310 sq ft	Apr 2024	\$800,000	\$611
1005	780 sq ft	Mar 2024	\$515,000	\$660
1203	2,050 sq ft	Dec 2023	\$1,275,000	\$622
812	1,400 sq ft	Dec 2023	\$1,032,000	\$737
2810	1,310 sq ft	Nov 2023	\$870,000	\$664
1204	2,050 sq ft	Nov 2023	\$1,750,000	\$854

## Market Information

One Tequesta Point vs Miami



Miami vs Miami-Dade

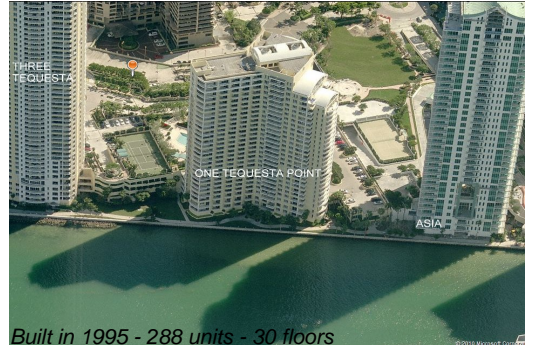
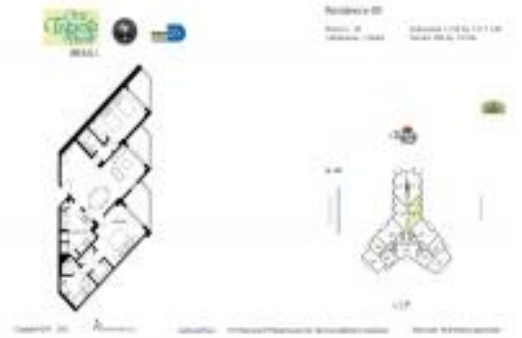


One Tequesta Point: \$656/sq. ft.  
Miami: \$665/sq. ft.

Miami: \$665/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

One Tequesta Point	2%
Miami	4%
Miami-Dade	3%



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

One Tequesta Point	70 days
Miami	84 days
Miami-Dade	81 days