

Unit 809 - Brickell Key 2

809 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11551086
Status:	Pending
Size:	470 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$272,000
List PPSF:	\$579
Valuated Price:	\$230,000
Valuated PPSF:	\$489

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:	394
Number of active listings for rent:	15
Number of active listings for sale:	29
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

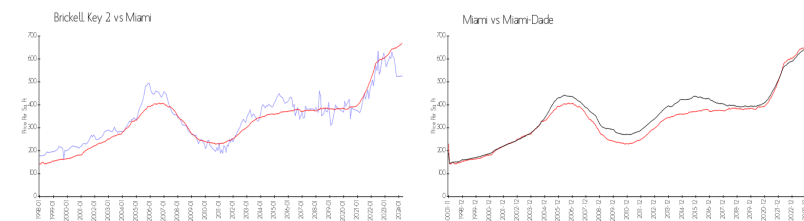
Building Association Information

Brickell Key two Condominium
305.381.7777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1820	1,550 sq ft	Nov 2023	\$1,132,000	\$730
730	370 sq ft	Oct 2023	\$272,500	\$736
1124	640 sq ft	Aug 2023	\$380,000	\$594
1216	720 sq ft	Aug 2023	\$420,000	\$583
1807	470 sq ft	Jul 2023	\$305,000	\$649

Market Information

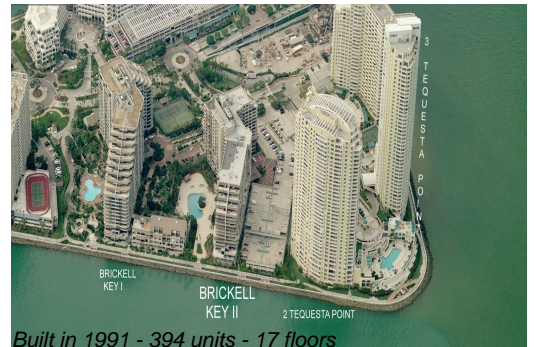


Brickell Key 2:	\$525/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Brickell Key 2	7%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Brickell Key 2
Miami
Miami-Dade

51 days
84 days
81 days