

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: \$241,000
 Valuated PPSF: \$513

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: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

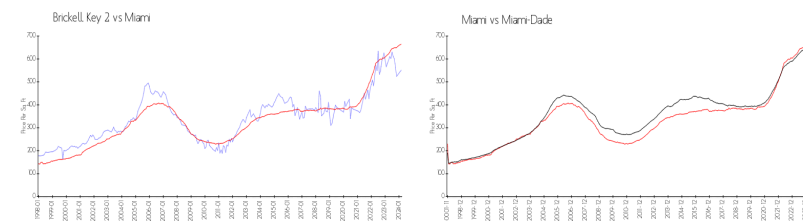
Building Association Information

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

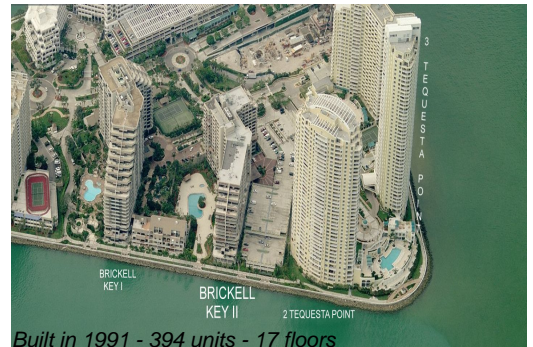


Brickell Key 2: \$551/sq. ft.
 Miami: \$665/sq. ft.
 Miami-Dade: \$703/sq. ft.

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

50 days
84 days
81 days