

# Unit 2409 - Plaza Brickell 901 (West Tower)

2409 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11551832
Status:	Active
Size:	639 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$585,000
List PPSF:	\$915
Valuated Price:	\$438,000
Valuated PPSF:	\$685

*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:	440
Number of active listings for rent:	14
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

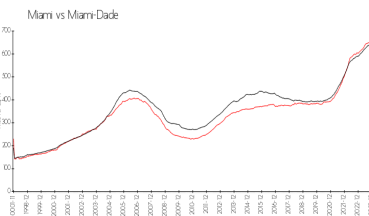
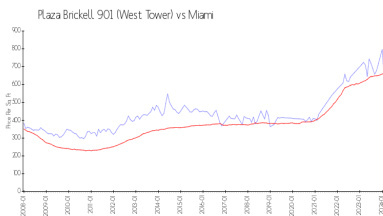
## Building Association Information

Plaza on Brickell Condo Association Tower II  
786-220-5949 & (786) 220-5943

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2705	1,120 sq ft	Mar 2024	\$658,350	\$588
1807	1,113 sq ft	Feb 2024	\$640,000	\$575
1603	702 sq ft	Jan 2024	\$520,000	\$741
1505	1,120 sq ft	Oct 2023	\$630,000	\$563
2803	702 sq ft	Oct 2023	\$500,000	\$712

## Market Information



Plaza Brickell 901 (West Tower):	\$680/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Plaza Brickell 901 (West Tower)	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Plaza Brickell 901 (West Tower)	69 days
Miami	84 days
Miami-Dade	81 days