

Unit 2605 - Carbonell

2605 - 901 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11555466
Status:	Active Under Contract
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,340,000
List PPSF:	\$890
Valuated Price:	\$1,361,000
Valuated PPSF:	\$904

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:	284
Number of active listings for rent:	11
Number of active listings for sale:	18
Building inventory for sale:	6%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

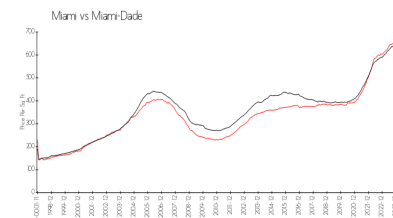
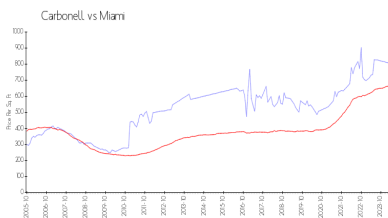
Carbonell Condominium Association
(305) 371-4242

<http://carbonellcondo.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3701	1,031 sq ft	Apr 2024	\$767,000	\$744
802	1,076 sq ft	Mar 2024	\$620,000	\$576
1904	2,591 sq ft	Mar 2024	\$2,150,000	\$830
809	1,418 sq ft	Jan 2024	\$1,297,500	\$915
2907	1,784 sq ft	Sep 2023	\$1,390,000	\$779
2906	1,944 sq ft	Sep 2023	\$1,700,000	\$874

Market Information



Carbonell: \$807/sq. ft.
Miami: \$665/sq. ft.

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

Inventory for Sale

Carbonell	6%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Carbonell	89 days
Miami	84 days
Miami-Dade	81 days