

# Unit 2902 - Santa Maria

2902 - 1643 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11557283  
 Status: Active  
 Size: 5,730 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Detached  
 View:  
 List Price: \$6,950,000  
 List PPSF: \$1,213  
 Valuated Price: \$5,687,000  
 Valuated PPSF: \$992

*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: 174  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

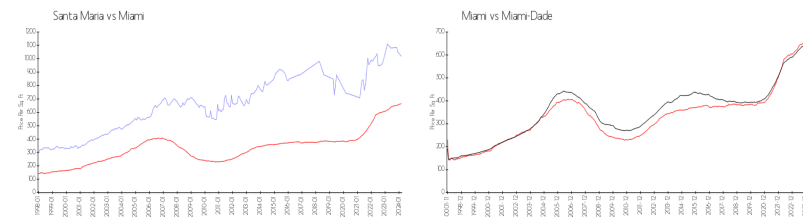
## Building Association Information

Santa Maria Condominium Association  
 (305) 860-6500

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1605	2,580 sq ft	Mar 2024	\$2,250,000	\$872
2205	2,580 sq ft	Feb 2024	\$2,500,000	\$969
1504	2,580 sq ft	Jan 2024	\$2,950,000	\$1,143
902	3,170 sq ft	Jan 2024	\$3,450,000	\$1,088
805	2,580 sq ft	Nov 2023	\$2,300,000	\$891
2605	2,580 sq ft	Nov 2023	\$2,650,000	\$1,027

## Market Information

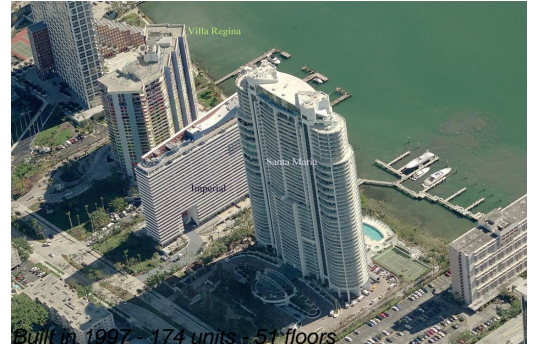
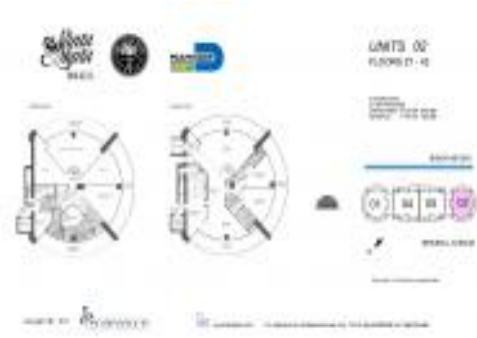


Santa Maria: \$1018/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Santa Maria: 3%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Santa Maria  
Miami  
Miami-Dade

124 days  
84 days  
81 days