

# Unit 3203 - Skyline

3203 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11560437  
 Status: Active  
 Size: 1,188 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Valet Parking  
 View:  
 List Price: \$1,075,000  
 List PPSF: \$905  
 Valuated Price: \$847,000  
 Valuated PPSF: \$713

*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: 360  
 Number of active listings for rent: 25  
 Number of active listings for sale: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

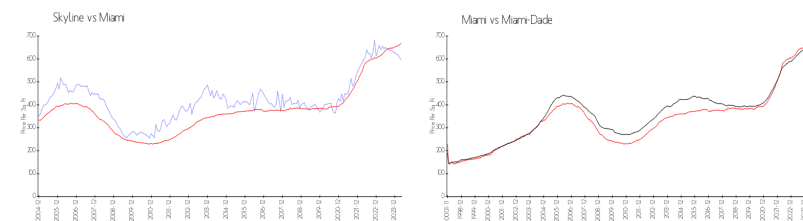
## Building Association Information

Skyline on Brickell Condominium  
 (305) 854-4858

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1111	791 sq ft	May 2024	\$415,000	\$525
1004	791 sq ft	Feb 2024	\$470,000	\$594
312	1,367 sq ft	Jan 2024	\$670,000	\$490
2311	791 sq ft	Jan 2024	\$435,000	\$550
1803	791 sq ft	Dec 2023	\$490,000	\$619

## Market Information



Skyline: \$596/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Skyline 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Skyline  
Miami  
Miami-Dade

62 days  
83 days  
81 days