

# Unit 1509 - Brickell Vista

1509 - 900 SW 8 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11561266  
 Status: Active  
 Size: 891 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Street Parking  
 View:  
 List Price: \$470,000  
 List PPSF: \$527  
 Valuated Price: \$404,000  
 Valuated PPSF: \$453

*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: 107  
 Number of active listings for rent: 6  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

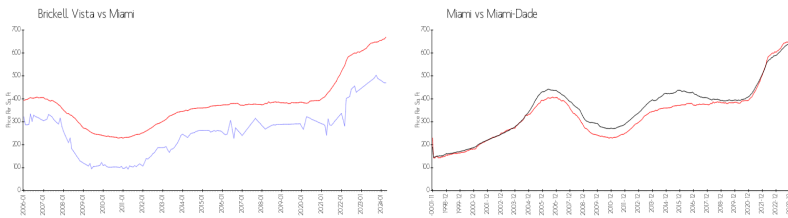
## Building Association Information

Brickell Vista Condominium Association Inc  
 (305) 858-3163

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	935 sq ft	Mar 2024	\$430,000	\$460
1003	891 sq ft	Jan 2024	\$400,000	\$449
1007	683 sq ft	Oct 2023	\$350,000	\$512

## Market Information



Brickell Vista:	\$470/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Brickell Vista 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Brickell Vista 50 days  
 Miami 84 days



