

# Unit 2104 - Brickell Flatiron

2104 - 1000 Brickell Plz, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11563806  
 Status: Active  
 Size: 665 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$843,999  
 List PPSF: \$1,269  
 Valuated Price: \$667,000  
 Valuated PPSF: \$1,003

*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: 525  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

## Building Association Information

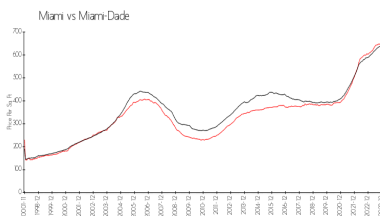
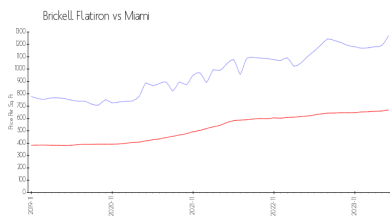
Brickell Flatiron  
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<https://websites.vertilinc.com/flatiron>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4101	1,286 sq ft	May 2024	\$1,445,000	\$1,124
4012	1,356 sq ft	May 2024	\$1,500,000	\$1,106
4202	1,909 sq ft	Apr 2024	\$2,360,000	\$1,236
PH5707	1,912 sq ft	Mar 2024	\$2,500,000	\$1,308
4210	1,692 sq ft	Mar 2024	\$1,900,000	\$1,123

## Market Information



Brickell Flatiron: \$1270/sq. ft.  
 Miami: \$669/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Brickell Flatiron 4%  
 Miami 4%  
 Miami-Dade 3%



**Avg. Time to Close Over Last 12 Months**

Brickell Flatiron	143 days
Miami	84 days
Miami-Dade	81 days