

# Unit 1614 - Isola Brickell Key

1614 - 770 Claughton Island Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11565848  
 Status: Active  
 Size: 985 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$635,000  
 List PPSF: \$645  
 Valuated Price: \$571,000  
 Valuated PPSF: \$580

*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: 300  
 Number of active listings for rent: 23  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

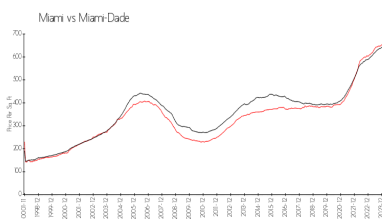
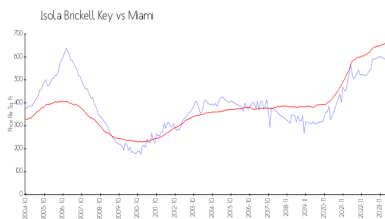
## Building Association Information

Isola Brickell Key Condo association  
 305-371-7007

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1910	735 sq ft	May 2024	\$400,000	\$544
1403	968 sq ft	Apr 2024	\$600,000	\$620
1115	1,065 sq ft	Apr 2024	\$660,000	\$620
405	708 sq ft	Feb 2024	\$360,000	\$508
2110	735 sq ft	Jan 2024	\$425,000	\$578

## Market Information

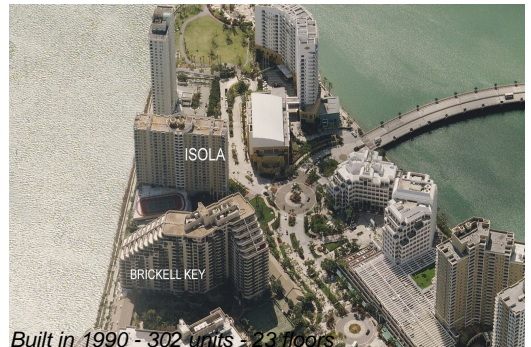


Isola Brickell Key: \$584/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.                  Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Isola Brickell Key: 4%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Isola Brickell Key  
Miami  
Miami-Dade

42 days  
83 days  
81 days