

# Unit 2505 - Avenue On Brickell (East Tower)

2505 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11571045
Status:	Pending
Size:	963 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$499,999
List PPSF:	\$519
Valuated Price:	\$523,000
Valuated PPSF:	\$543

*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:	311
Number of active listings for rent:	13
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

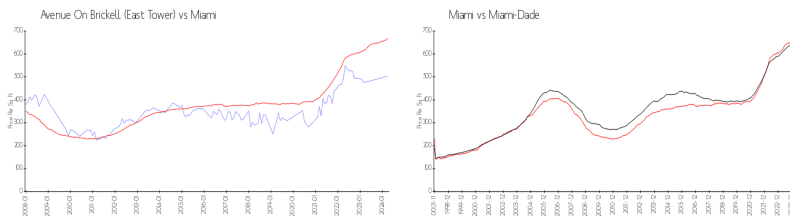
## Building Association Information

1060 Condominium Association  
305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2311	1,088 sq ft	Mar 2024	\$570,000	\$524
2005	963 sq ft	Nov 2023	\$472,000	\$490
3905	963 sq ft	Oct 2023	\$490,000	\$509
1705	963 sq ft	Sep 2023	\$480,000	\$498
1003	1,440 sq ft	Jul 2023	\$770,000	\$535

## Market Information



Avenue On Brickell (East Tower):	\$504/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Avenue On Brickell (East Tower)	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Avenue On Brickell (East Tower)	49 days
Miami	84 days
Miami-Dade	81 days