

# Unit 2511 - Skyline

2511 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11577955
Status:	Closed
Size:	791 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Parking-Under Building,Valet Parking
View:	
List Price:	\$475,000
List PPSF:	\$601
Valuated Price:	\$456,000
Valuated PPSF:	\$576

*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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

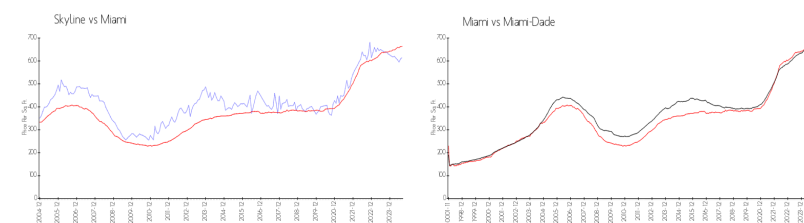
## Building Association Information

Skyline on Brickell Condominium  
(305) 854-4858

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3106	1,188 sq ft	Sep 2024	\$807,000	\$679
2912	1,367 sq ft	Aug 2024	\$815,000	\$596
2410	791 sq ft	Aug 2024	\$540,000	\$683
2812	1,367 sq ft	Aug 2024	\$775,000	\$567
2511	791 sq ft	Jul 2024	\$460,000	\$582
3503	1,188 sq ft	Jul 2024	\$860,000	\$724

## Market Information



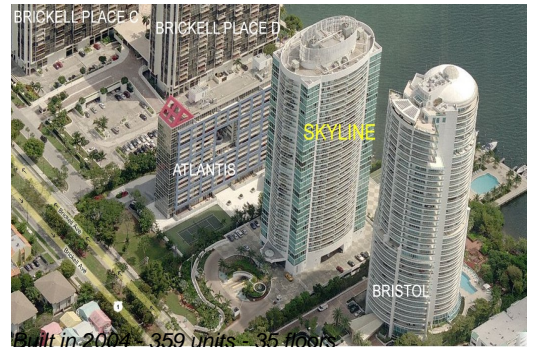
Skyline:	\$615/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Skyline	4%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Skyline	84 days
Miami	85 days



Miami-Dade

85 days