

# Unit 2511 - Skyline

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

## Unit Information

MLS Number: A11577955  
 Status: Active  
 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: \$463,000  
 Valuated PPSF: \$585

*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: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

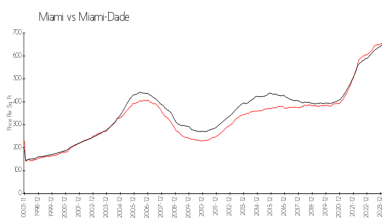
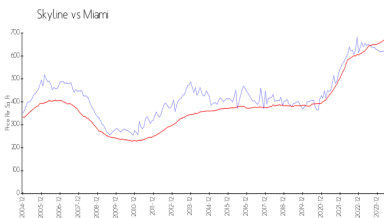
## Building Association Information

Skyline on Brickell Condominium  
 (305) 854-4858

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2012	1,367 sq ft	Jun 2024	\$760,000	\$556
3204	1,762 sq ft	May 2024	\$1,825,000	\$1,036
1111	791 sq ft	May 2024	\$415,000	\$525
1004	791 sq ft	Feb 2024	\$470,000	\$594
312	1,367 sq ft	Jan 2024	\$670,000	\$490
2311	791 sq ft	Jan 2024	\$435,000	\$550

## Market Information



Skyline: \$625/sq. ft.      Miami: \$673/sq. ft.  
 Miami: \$673/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Skyline 3%  
 Miami 4%  
 Miami-Dade 3%



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

Skyline	61 days
Miami	83 days
Miami-Dade	82 days