

# Unit 803 - Brickell Ten

803 - 1010 SW 2 Ave, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11578562
Status:	Active
Size:	1,273 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$849,000
List PPSF:	\$667
Valuated Price:	\$683,000
Valuated PPSF:	\$537

*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.*

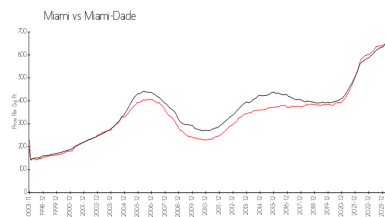
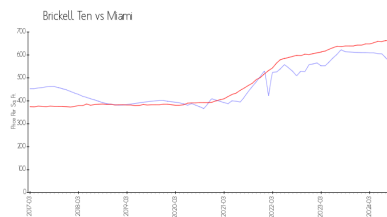
## Building Information

Number of units:	155
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	8%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1410	648 sq ft	Jun 2024	\$420,000	\$648
809	1,037 sq ft	Jun 2024	\$575,000	\$554
1406	940 sq ft	Jun 2024	\$545,000	\$580
1709	1,037 sq ft	May 2024	\$574,000	\$554
505	1,420 sq ft	Apr 2024	\$990,000	\$697

## Market Information



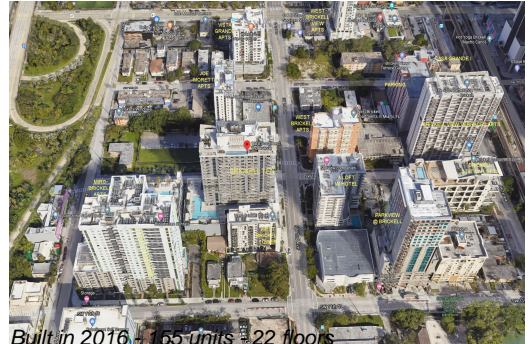
Brickell Ten:	\$569/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Brickell Ten	8%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Brickell Ten	54 days
Miami	85 days
Miami-Dade	85 days



Built in 2016 - 155 units - 22 floors