

# Unit 3504 - 1010 Brickell

3504 - 1010 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11578786
Status:	Active
Size:	1,325 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$1,399,999
List PPSF:	\$1,057
Valuated Price:	\$1,180,000
Valuated PPSF:	\$891

*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:	387
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

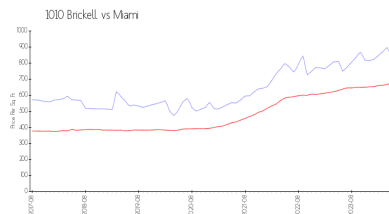
## Building Association Information

1010-Brickell Management office  
phone number: 305.537.4911

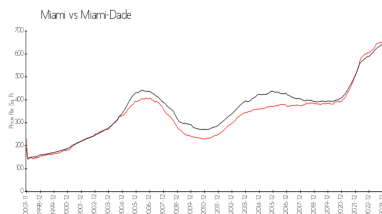
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2501	1,753 sq ft	May 2024	\$1,775,000	\$1,013
1905	1,778 sq ft	May 2024	\$1,350,000	\$759
2101	1,753 sq ft	Apr 2024	\$1,465,000	\$836
4401	1,753 sq ft	Mar 2024	\$1,750,000	\$998
2510	442 sq ft	Mar 2024	\$425,000	\$962
4309	1,028 sq ft	Mar 2024	\$840,000	\$817

## Market Information



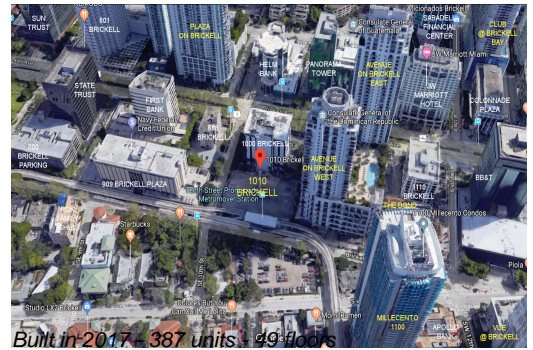
1010 Brickell: \$831/sq. ft.  
Miami: \$673/sq. ft.



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

## Inventory for Sale

1010 Brickell	3%
Miami	4%
Miami-Dade	3%



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

1010 Brickell	66 days
Miami	83 days
Miami-Dade	82 days