

Unit 1107 - Villa Regina

1107 - 1581 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11578964
Status:	Active
Size:	1,042 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$640,000
List PPSF:	\$614
Valuated Price:	\$493,000
Valuated PPSF:	\$473

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:	199
Number of active listings for rent:	2
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

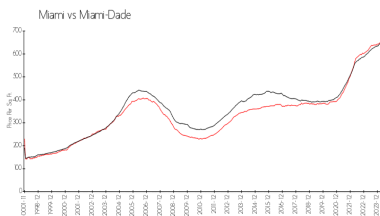
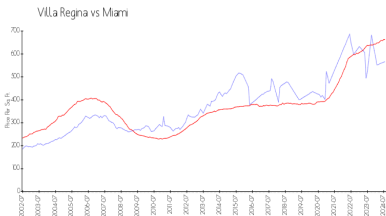
Building Association Information

Villa Regina Condominium Association
(305) 858-1581

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,895 sq ft	Jun 2024	\$1,000,000	\$528
1604	2,121 sq ft	Jun 2024	\$1,260,000	\$594
208	717 sq ft	Jun 2024	\$350,000	\$488
1803	2,005 sq ft	May 2024	\$1,125,000	\$561
1206	2,403 sq ft	Mar 2024	\$950,000	\$395
PH206	2,403 sq ft	Mar 2024	\$1,150,000	\$479

Market Information



Villa Regina:	\$567/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Villa Regina	5%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Villa Regina	76 days
Miami	85 days
Miami-Dade	84 days