

# Unit 2508 - 1010 Brickell

2508 - 1010 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11582161  
 Status: Active  
 Size: 759 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, None  
 View:  
 List Price: \$850,000  
 List PPSF: \$1,120  
 Valuated Price: \$583,000  
 Valuated PPSF: \$768

*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: 4

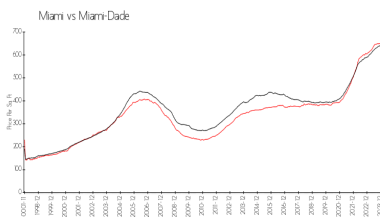
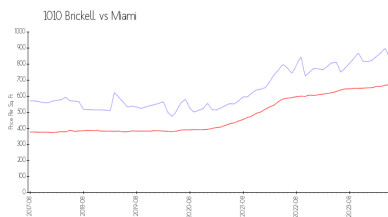
## Building Association Information

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



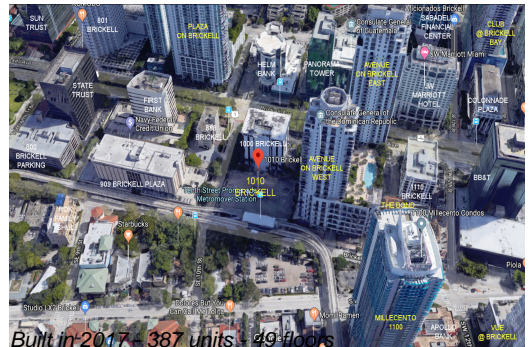
1010 Brickell: \$831/sq. ft.  
 Miami: \$673/sq. ft.

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  
Miami  
Miami-Dade

66 days  
83 days  
82 days