

Unit 1523 - Brickell Key 2

1523 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11583597
 Status: Active
 Size: 1,550 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$1,395,000
 List PPSF: \$900
 Valuated Price: \$1,233,000
 Valuated PPSF: \$747

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: 394
 Number of active listings for rent: 15
 Number of active listings for sale: 21
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

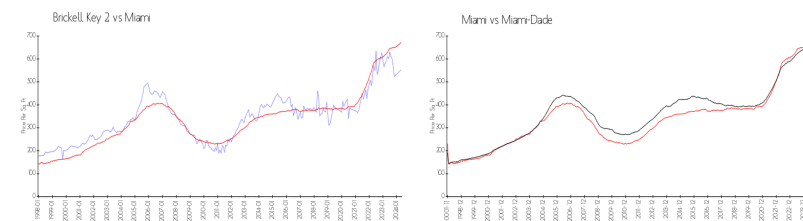
Building Association Information

Brickell Key two Condominium
 305.381.7777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-1816	1,030 sq ft	Jun 2024	\$490,000	\$476
320	1,500 sq ft	Jun 2024	\$1,430,000	\$953
905	700 sq ft	May 2024	\$441,500	\$631
1820	1,550 sq ft	Nov 2023	\$1,132,000	\$730
730	370 sq ft	Oct 2023	\$272,500	\$736

Market Information

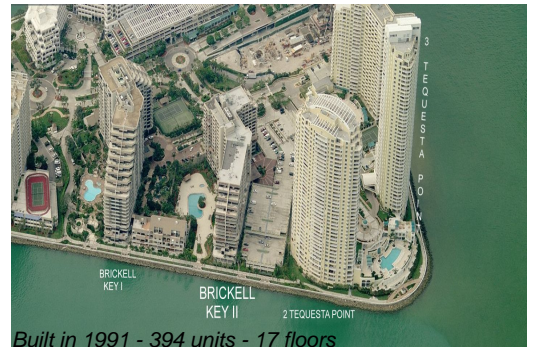


Brickell Key 2: \$553/sq. ft. Miami: \$673/sq. ft.
 Miami: \$673/sq. ft. Miami-Dade: \$705/sq. ft.

Inventory for Sale

Brickell Key 2: 5%
 Miami: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



Brickell Key 2
Miami
Miami-Dade

47 days
83 days
82 days