

# Unit 1103 - Isola Brickell Key

1103 - 770 Claughton Island Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11587126
Status:	Active
Size:	968 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$575,000
List PPSF:	\$594
Valuated Price:	\$462,000
Valuated PPSF:	\$477

*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:	300
Number of active listings for rent:	23
Number of active listings for sale:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

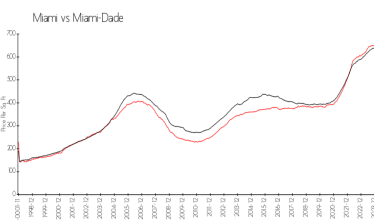
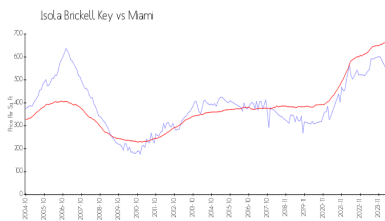
## Building Association Information

Isola Brickell Key Condo association  
305-371-7007

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1910	735 sq ft	May 2024	\$400,000	\$544
1403	968 sq ft	Apr 2024	\$600,000	\$620
1115	1,065 sq ft	Apr 2024	\$660,000	\$620
405	708 sq ft	Feb 2024	\$360,000	\$508
2110	735 sq ft	Jan 2024	\$425,000	\$578

## Market Information



Isola Brickell Key:	\$531/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Isola Brickell Key	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Isola Brickell Key  
Miami  
Miami-Dade

42 days  
83 days  
81 days