

# Unit 1203 - Avenue On Brickell (East Tower)

1203 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11588983
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$495,000
List PPSF:	\$455
Valuated Price:	\$563,000
Valuated PPSF:	\$400

*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:	311
Number of active listings for rent:	13
Number of active listings for sale:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

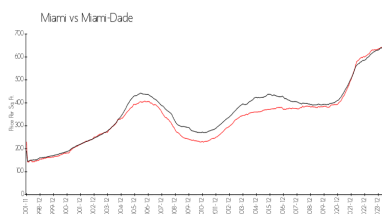
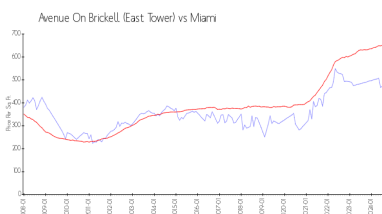
## Building Association Information

1060 Condominium Association  
305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3309	551 sq ft	Sep 2024	\$353,000	\$641
3011	1,088 sq ft	Jun 2024	\$610,000	\$561
2505	963 sq ft	Jun 2024	\$485,000	\$504
2107	1,088 sq ft	May 2024	\$610,000	\$561
2311	1,088 sq ft	Mar 2024	\$570,000	\$524

## Market Information



Avenue On Brickell (East Tower):	\$486/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Avenue On Brickell (East Tower)	6%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Avenue On Brickell (East Tower)	85 days
Miami	87 days



Built in 2008 - 311 units - 45 floors

