

# Unit 704 - Metropolitan Brickell

704 - 2475 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11589378  
 Status: Active  
 Size: 1,140 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Deeded Parking  
 View:  
 List Price: \$780,000  
 List PPSF: \$684  
 Valuated Price: \$661,000  
 Valuated PPSF: \$580

*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: 12  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

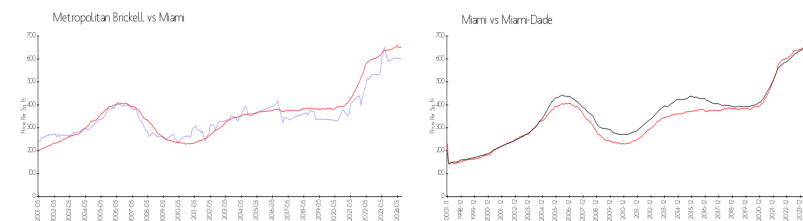
## Building Association Information

Metropolitan Condominium Association  
 (305) 860-2880 & (305)860-2107

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1602   | 1,280 sq ft | Mar 2024     | \$780,000  | \$609 |
| 1402   | 1,280 sq ft | Mar 2024     | \$765,000  | \$598 |
| 2310   | 1,170 sq ft | Mar 2024     | \$750,000  | \$641 |
| 2102   | 1,280 sq ft | Feb 2024     | \$780,000  | \$609 |
| 2205   | 850 sq ft   | Jan 2024     | \$420,000  | \$494 |

## Market Information



Metropolitan Brickell: \$600/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.                      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Metropolitan Brickell 4%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Metropolitan Brickell  
Miami  
Miami-Dade

47 days  
84 days  
84 days