

Unit 1607 - Vue at Brickell

1607 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11589712
Status:	Active
Size:	814 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$440,000
List PPSF:	\$541
Valuated Price:	\$378,000
Valuated PPSF:	\$464

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:	323
Number of active listings for rent:	11
Number of active listings for sale:	14
Building inventory for sale:	4%
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:	2

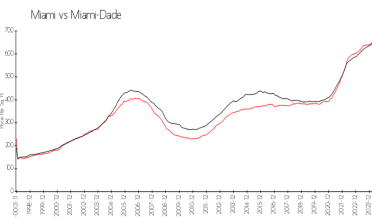
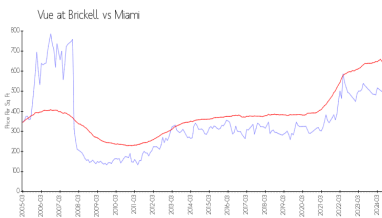
Building Association Information

Vue at Brickell Condominium inc
305.371.8005

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1004	1,023 sq ft	Aug 2024	\$480,000	\$469
2506	1,551 sq ft	Jul 2024	\$635,000	\$409
2013	737 sq ft	Mar 2024	\$395,000	\$536
2305	1,128 sq ft	Feb 2024	\$520,000	\$461
1904	1,023 sq ft	Feb 2024	\$572,500	\$560

Market Information

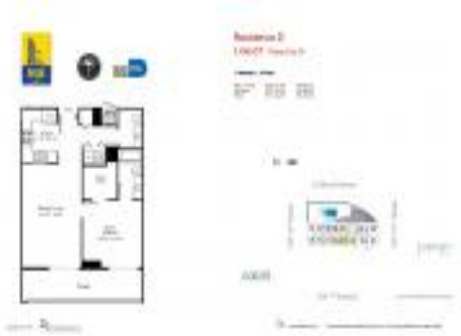


Vue at Brickell:	\$488/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Vue at Brickell	4%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Vue at Brickell
Miami
Miami-Dade

70 days
84 days
84 days