

Unit 705 - Bristol Tower

705 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11589999 |
| Status: | Active |
| Size: | 1,700 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$1,930,000 |
| List PPSF: | \$1,135 |
| Valuated Price: | \$1,264,000 |
| Valuated PPSF: | \$744 |

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

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|--|-----|
| Number of units: | 146 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

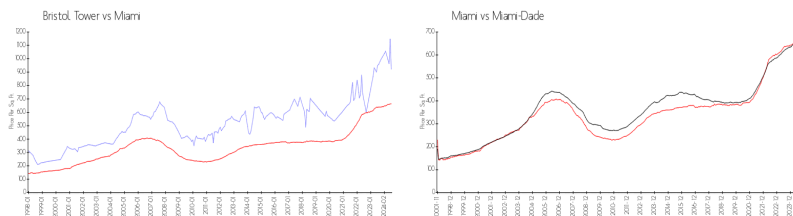
Building Association Information

Bristol Tower Condominium Association
(305) 856-2200 & (305) 856-7670

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1902 | 2,320 sq ft | Jul 2024 | \$2,515,000 | \$1,084 |
| 2401-2 | 5,890 sq ft | Mar 2024 | \$6,500,000 | \$1,104 |
| 1806 | 1,210 sq ft | Dec 2023 | \$820,000 | \$678 |
| 1403 | 2,700 sq ft | Nov 2023 | \$2,475,000 | \$917 |
| 2701 | 3,065 sq ft | Oct 2023 | \$2,300,000 | \$750 |

Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Bristol Tower: | \$921/sq. ft. | Miami: | \$664/sq. ft. |
| Miami: | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Bristol Tower | 5% |
| Miami | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Bristol Tower | 75 days |
| Miami | 85 days |
| Miami-Dade | 85 days |

