

# Unit 2602 - Three Tequesta Point

2602 - 848 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11590812
Status:	Active
Size:	1,440 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,195,000
List PPSF:	\$830
Valuated Price:	\$1,158,000
Valuated PPSF:	\$804

*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:	236
Number of active listings for rent:	11
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

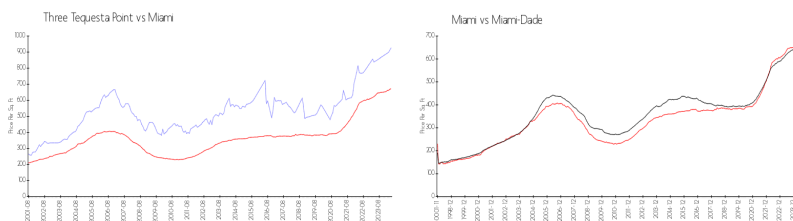
## Building Association Information

Three Tequesta Point Three Tequesta Point Condominium Association  
(305) 373-2922

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
902	1,440 sq ft	May 2024	\$1,100,000	\$764
2003	1,087 sq ft	Apr 2024	\$700,000	\$644
1602	1,440 sq ft	Mar 2024	\$980,000	\$681
2506	2,293 sq ft	Mar 2024	\$2,300,000	\$1,003
2705	1,694 sq ft	Nov 2023	\$1,200,000	\$708

## Market Information

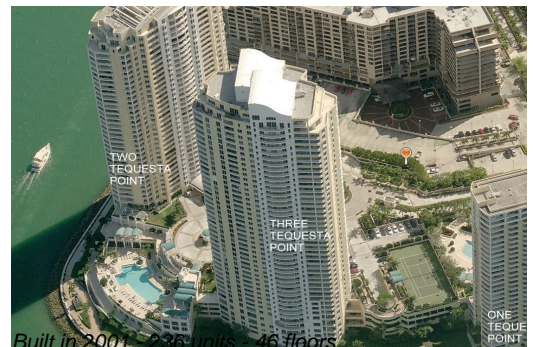


Three Tequesta Point:	\$927/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Three Tequesta Point	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Three Tequesta Point	123 days
Miami	83 days
Miami-Dade	82 days