

Unit 2209 - Vue at Brickell

2209 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11593934
 Status: Active
 Size: 783 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$460,000
 List PPSF: \$587
 Valuated Price: \$441,000
 Valuated PPSF: \$563

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

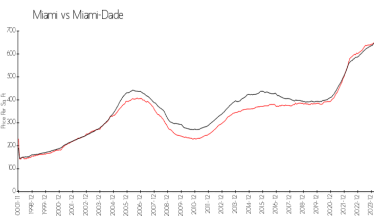
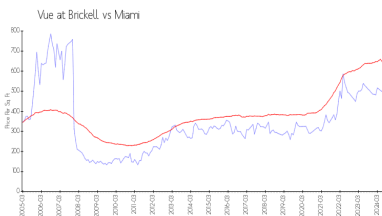
Building Association Information

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