

Unit 2605 - MyBrickell

2605 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11595192
Status:	Active
Size:	545 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$365,000
List PPSF:	\$670
Valuated Price:	\$357,000
Valuated PPSF:	\$655

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:	192
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

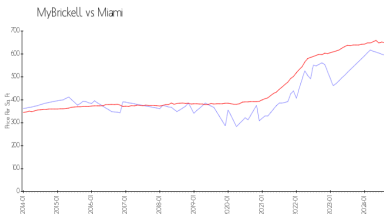
Building Association Information

MyBrickell
Address: 31 SE 6th St, Miami, FL 33131

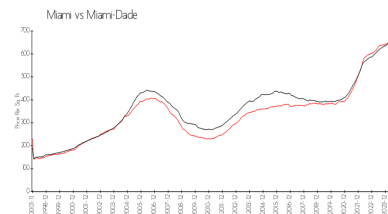
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005	545 sq ft	Aug 2024	\$340,000	\$624
2203	551 sq ft	Mar 2024	\$360,000	\$653
2407	1,086 sq ft	Dec 2023	\$560,000	\$516
1706	710 sq ft	Dec 2023	\$400,000	\$563

Market Information



MyBrickell: \$595/sq. ft.
Miami: \$650/sq. ft.



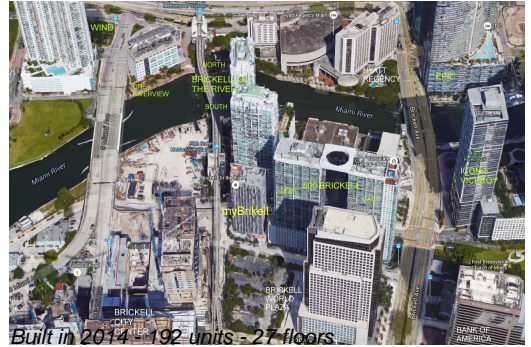
Miami: \$650/sq. ft.
Miami-Dade: \$697/sq. ft.

Inventory for Sale

MyBrickell	6%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

MyBrickell 83 days



Miami
Miami-Dade

84 days
84 days