

# Unit 2702 - Avenue On Brickell (West Tower)

2702 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11599642  
 Status: Active  
 Size: 843 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$539,000  
 List PPSF: \$639  
 Valuated Price: \$508,000  
 Valuated PPSF: \$603

*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: 262  
 Number of active listings for rent: 18  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

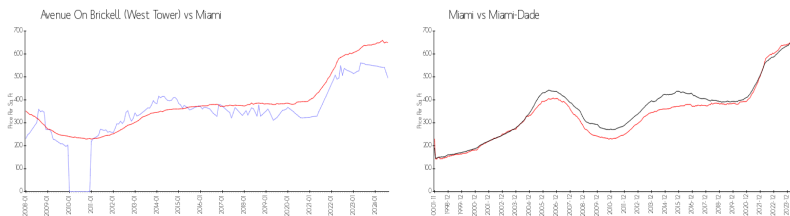
## Building Association Information

1060 Condominium Association  
 305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2016	1,128 sq ft	Jun 2024	\$460,000	\$408
2422	604 sq ft	Jun 2024	\$360,000	\$596
1508	731 sq ft	May 2024	\$410,000	\$561
3204	731 sq ft	Jan 2024	\$430,000	\$588
3418	1,128 sq ft	Sep 2023	\$519,590	\$461

## Market Information



Avenue On Brickell (West Tower): \$495/sq. ft.  
 Miami: \$650/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Avenue On Brickell (West Tower) 6%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Avenue On Brickell (West Tower)	37 days
Miami	84 days
Miami-Dade	84 days