

# Unit 1102 - MyBrickell

1102 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11599653  
 Status: Active  
 Size: 1,016 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking  
 View:  
 List Price: \$537,000  
 List PPSF: \$529  
 Valuated Price: \$572,000  
 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: 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

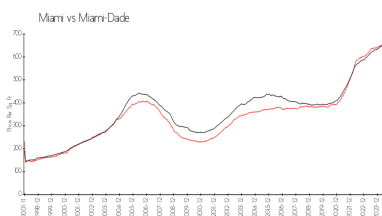
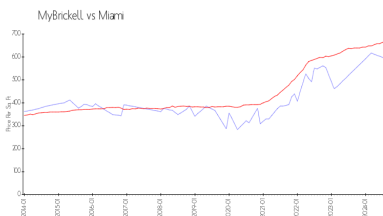
## Building Association Information

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

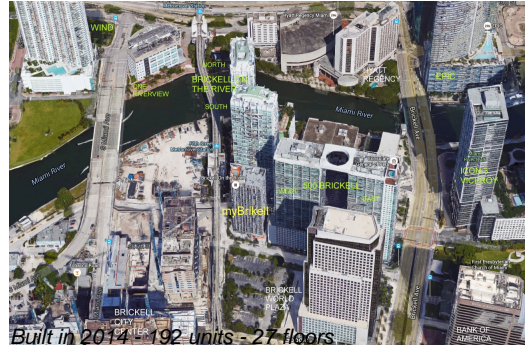


MyBrickell: \$593/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

MyBrickell: 6%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



MyBrickell  
Miami  
Miami-Dade

79 days  
85 days  
84 days