

# Unit 2302 - Carbonell

2302 - 901 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11600454
Status:	Active
Size:	1,076 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$665,000
List PPSF:	\$618
Valuated Price:	\$665,000
Valuated PPSF:	\$618

*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:	284
Number of active listings for rent:	11
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

## Building Association Information

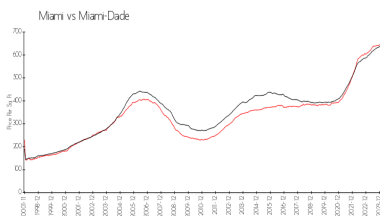
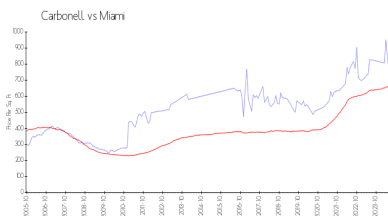
Carbonell Condominium Association  
(305) 371-4242

<http://carbonellcondo.net>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	1,076 sq ft	Jul 2024	\$645,000	\$599
3308	2,860 sq ft	Jul 2024	\$3,100,000	\$1,084
3208	2,860 sq ft	Jun 2024	\$2,850,000	\$997
3504	2,591 sq ft	Jun 2024	\$2,155,000	\$832
905	1,505 sq ft	May 2024	\$1,306,000	\$868
2605	1,505 sq ft	May 2024	\$1,285,000	\$854

## Market Information



Carbonell: \$758/sq. ft.  
Miami: \$645/sq. ft.

Miami: \$645/sq. ft.  
Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Carbonell	3%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Carbonell	75 days
Miami	84 days
Miami-Dade	83 days