

# Unit 2804 - Bristol Tower

2804 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11602085  
 Status: Active  
 Size: 2,070 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,680,000  
 List PPSF: \$812  
 Valuated Price: \$1,980,000  
 Valuated PPSF: \$957

*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: 146  
 Number of active listings for rent: 3  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

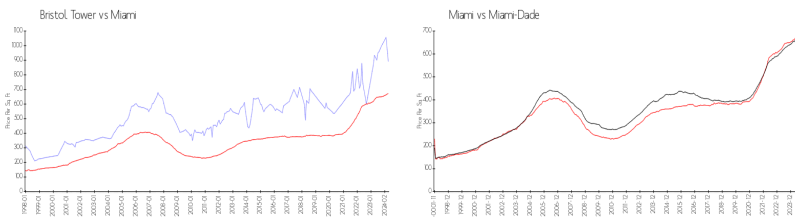
## Building Association Information

Bristol Tower Condominium Association  
 (305) 856-2200 & (305) 856-7670

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401-2	5,890 sq ft	Mar 2024	\$6,500,000	\$1,104
1806	1,210 sq ft	Dec 2023	\$820,000	\$678
1403	2,700 sq ft	Nov 2023	\$2,475,000	\$917
2701	3,065 sq ft	Oct 2023	\$2,300,000	\$750
1401	2,600 sq ft	Sep 2023	\$1,800,050	\$692
903	2,700 sq ft	Sep 2023	\$2,100,000	\$778
2401 & 2402	5,890 sq ft	Sep 2023	\$4,325,000	\$734

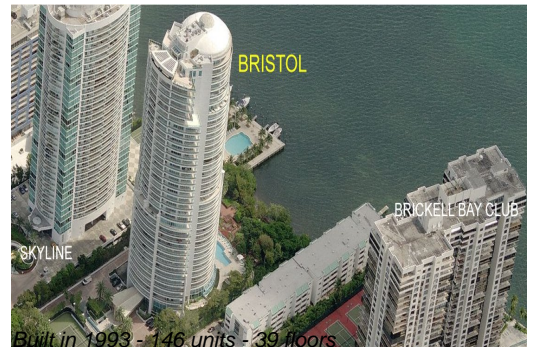
## Market Information



Bristol Tower: \$892/sq. ft.      Miami: \$673/sq. ft.  
 Miami: \$673/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Bristol Tower: 5%  
 Miami: 4%  
 Miami-Dade: 3%



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

Bristol Tower	72 days
Miami	83 days
Miami-Dade	82 days