

# 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

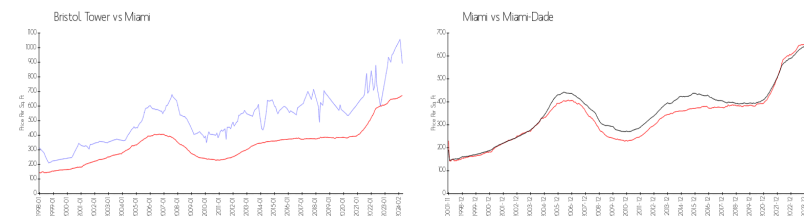
## Building Association Information

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