

Unit 2306 - Avenue On Brickell (West Tower)

2306 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11604966
 Status: Active
 Size: 613 sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$374,900
 List PPSF: \$612
 Valuated Price: \$340,000
 Valuated PPSF: \$555

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

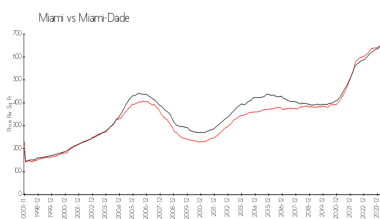
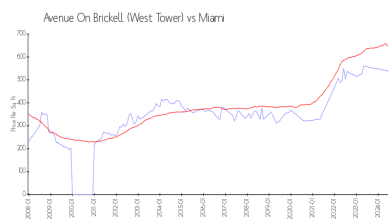
Building Association Information

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:	\$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