

Unit 704 - Santa Maria

704 - 1643 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11613370
Status:	Active
Size:	2,580 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$2,800,000
List PPSF:	\$1,085
Valuated Price:	\$2,022,000
Valuated PPSF:	\$784

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:	174
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

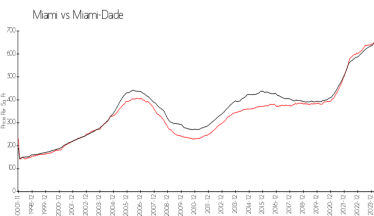
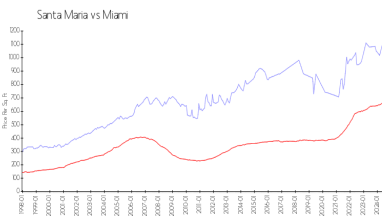
Building Association Information

Santa Maria Condominium Association
(305) 860-6500

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3104	4,030 sq ft	Jul 2024	\$3,925,000	\$974
1002	3,170 sq ft	Jul 2024	\$2,700,000	\$852
TH2901	5,730 sq ft	Jul 2024	\$6,650,000	\$1,161
3204	4,030 sq ft	Jun 2024	\$4,470,000	\$1,109
3902	5,730 sq ft	May 2024	\$6,700,000	\$1,169

Market Information

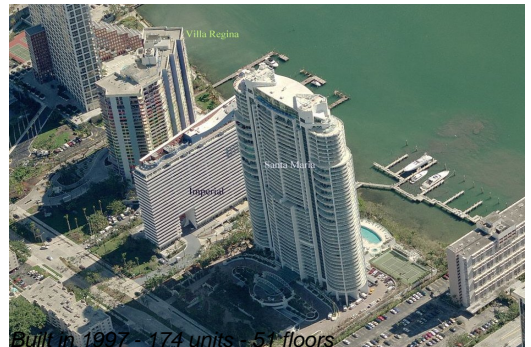


Santa Maria:	\$1001/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Santa Maria	4%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Santa Maria
Miami
Miami-Dade

79 days
85 days
84 days