

# Unit 3405 - Bristol Tower

3405 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11613620  
 Status: Active  
 Size: 2,310 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$2,750,000  
 List PPSF: \$1,190  
 Valuated Price: \$2,163,000  
 Valuated PPSF: \$936

*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: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

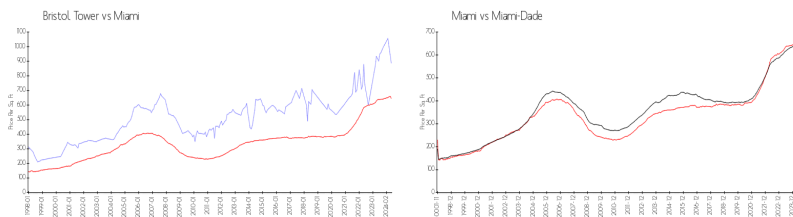
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1902   | 2,320 sq ft | Jul 2024     | \$2,515,000 | \$1,084 |
| 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   |

## Market Information

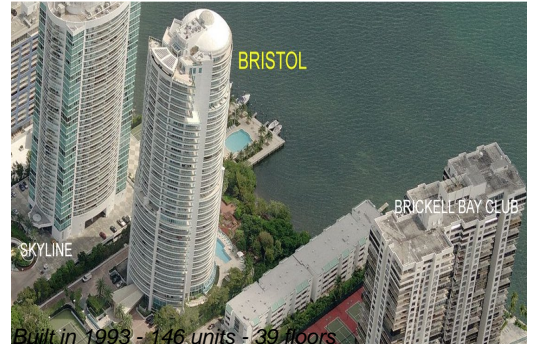


Bristol Tower: \$886/sq. ft.      Miami: \$645/sq. ft.  
 Miami: \$645/sq. ft.      Miami-Dade: \$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Bristol Tower  
Miami  
Miami-Dade

72 days  
84 days  
83 days