

Unit 1601 - Plaza Brickell 901 (West Tower)

1601 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11614075
Status:	Active
Size:	774 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$535,000
List PPSF:	\$691
Valuated Price:	\$466,000
Valuated PPSF:	\$602

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:	440
Number of active listings for rent:	14
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

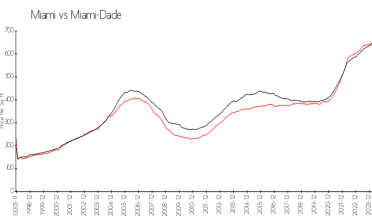
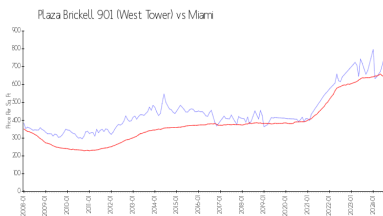
Building Association Information

Plaza on Brickell Condo Association Tower II
786-220-5949 & (786) 220-5943

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4210	1,289 sq ft	Aug 2024	\$1,170,000	\$908
911	1,289 sq ft	Jul 2024	\$765,000	\$593
2510	1,289 sq ft	May 2024	\$845,000	\$656
2705	1,120 sq ft	Mar 2024	\$658,350	\$588
1807	1,113 sq ft	Feb 2024	\$640,000	\$575

Market Information



Plaza Brickell 901 (West Tower):	\$710/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Plaza Brickell 901 (West Tower)	3%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Plaza Brickell 901 (West Tower)
Miami
Miami-Dade

65 days
84 days
84 days