

# Unit 1403 - Vue at Brickell

1403 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11617846  
 Status: Active  
 Size: 1,069 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$550,000  
 List PPSF: \$514  
 Valuated Price: \$510,000  
 Valuated PPSF: \$477

*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: 323  
 Number of active listings for rent: 11  
 Number of active listings for sale: 14  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

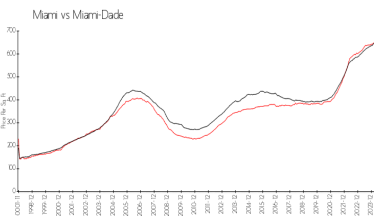
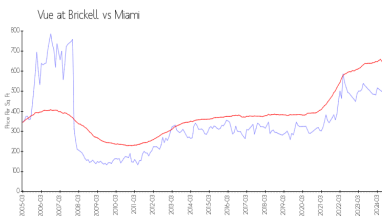
## Building Association Information

Vue at Brickell Condominium inc  
 305.371.8005

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1004	1,023 sq ft	Aug 2024	\$480,000	\$469
2506	1,551 sq ft	Jul 2024	\$635,000	\$409
2013	737 sq ft	Mar 2024	\$395,000	\$536
2305	1,128 sq ft	Feb 2024	\$520,000	\$461
1904	1,023 sq ft	Feb 2024	\$572,500	\$560

## Market Information

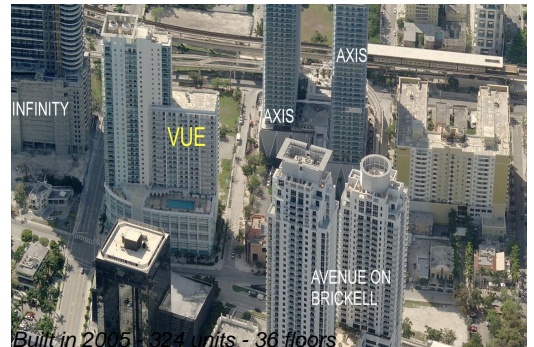


Vue at Brickell: \$488/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Vue at Brickell 4%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Vue at Brickell  
Miami  
Miami-Dade

70 days  
84 days  
84 days