

# Unit 406 - Isola Brickell Key

406 - 770 Claughton Island Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11621221
Status:	Active
Size:	927 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$670,000
List PPSF:	\$723
Valuated Price:	\$470,000
Valuated PPSF:	\$507

*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:	300
Number of active listings for rent:	23
Number of active listings for sale:	26
Building inventory for sale:	8%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

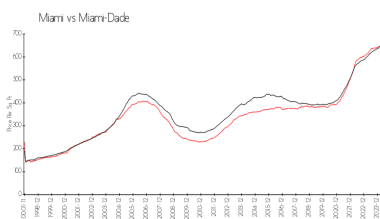
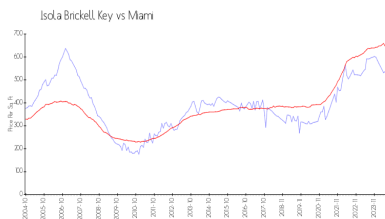
## Building Association Information

Isola Brickell Key Condo association  
305-371-7007

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1910	735 sq ft	May 2024	\$400,000	\$544
1403	968 sq ft	Apr 2024	\$600,000	\$620
1115	1,065 sq ft	Apr 2024	\$660,000	\$620
405	708 sq ft	Feb 2024	\$360,000	\$508
2110	735 sq ft	Jan 2024	\$425,000	\$578

## Market Information



Isola Brickell Key: \$547/sq. ft.  
Miami: \$650/sq. ft.

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

## Inventory for Sale

Isola Brickell Key	9%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Isola Brickell Key  
Miami  
Miami-Dade

48 days  
84 days  
84 days