

# Unit 1704 - MyBrickell

1704 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11621762
Status:	Active
Size:	719 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	River,Water View
Rental Price:	\$3,500
List PPSF:	\$5
Valuated Price:	\$408,000
Valuated PPSF:	\$567

*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.*

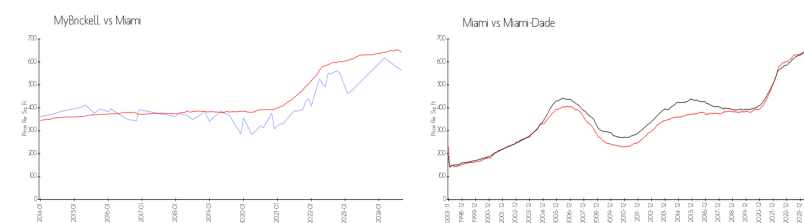
## Building Information

Number of units:	192
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

MyBrickell  
Address: 31 SE 6th St, Miami, FL 33131

## Market Information



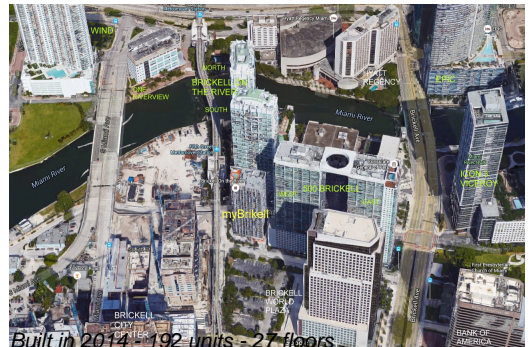
MyBrickell:	\$563/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

MyBrickell	6%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

MyBrickell	79 days
Miami	85 days
Miami-Dade	85 days



Built in 2014 - 192 units - 27 floors