

Unit 2406 - Avenue On Brickell (West Tower)

2406 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11622213
Status:	Active
Size:	613 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$343,000
List PPSF:	\$560
Valuated Price:	\$387,000
Valuated PPSF:	\$631

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:	262
Number of active listings for rent:	18
Number of active listings for sale:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

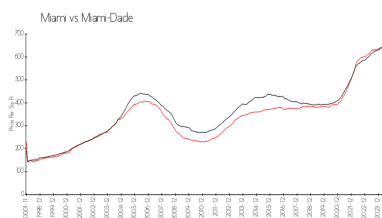
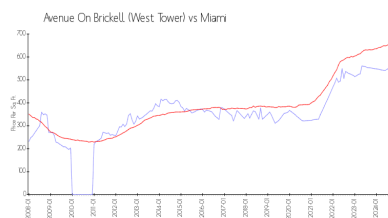
Building Association Information

1060 Condominium Association
305-379-7305 & 305-577-3823

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2410	843 sq ft	Nov 2024	\$435,000	\$516
610	1,000 sq ft	Oct 2024	\$435,000	\$435
414	1,000 sq ft	Sep 2024	\$450,000	\$450
2016	1,128 sq ft	Jun 2024	\$460,000	\$408
2422	604 sq ft	Jun 2024	\$360,000	\$596

Market Information



Avenue On Brickell (West Tower):	\$558/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Avenue On Brickell (West Tower)	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Avenue On Brickell (West Tower)	55 days
Miami	86 days
Miami-Dade	85 days

