

# 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: \$339,000  
 Valuated PPSF: \$553

*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: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

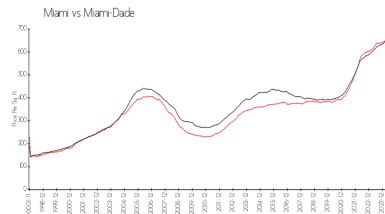
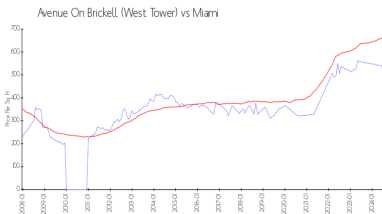
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2016	1,128 sq ft	Jun 2024	\$460,000	\$408
2422	604 sq ft	Jun 2024	\$360,000	\$596
1508	731 sq ft	May 2024	\$410,000	\$561
3204	731 sq ft	Jan 2024	\$430,000	\$588

## Market Information



Avenue On Brickell (West Tower):	\$488/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Avenue On Brickell (West Tower)	45 days
Miami	85 days
Miami-Dade	84 days