

# Unit 1809 - Skyline

1809 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11623692
Status:	Active
Size:	791 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$559,000
List PPSF:	\$707
Valuated Price:	\$412,000
Valuated PPSF:	\$521

*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:	360
Number of active listings for rent:	25
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

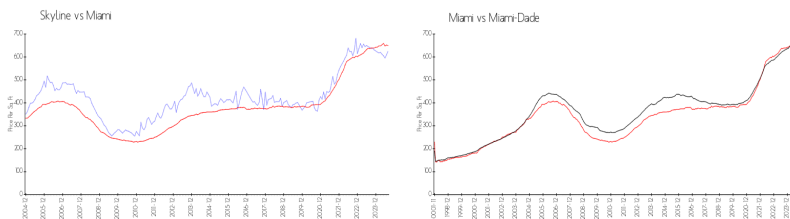
## Building Association Information

Skyline on Brickell Condominium  
(305) 854-4858

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2912	1,367 sq ft	Aug 2024	\$815,000	\$596
2410	791 sq ft	Aug 2024	\$540,000	\$683
2812	1,367 sq ft	Aug 2024	\$775,000	\$567
2511	791 sq ft	Jul 2024	\$460,000	\$582
3503	1,188 sq ft	Jul 2024	\$860,000	\$724

## Market Information



Skyline:	\$626/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Skyline	3%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Skyline  
Miami  
Miami-Dade

79 days  
84 days  
84 days