

Unit T-101 - Villa Regina

T-101 - 1581 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11626313
Status:	Active
Size:	7,280 Sq ft.
Bedrooms:	6
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$3,700,000
List PPSF:	\$508
Valuated Price:	\$4,388,000
Valuated PPSF:	\$603

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:	199
Number of active listings for rent:	2
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

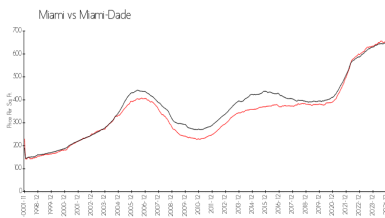
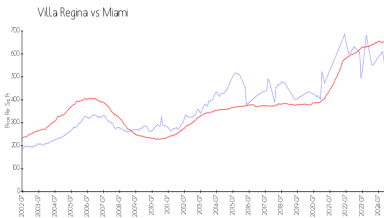
Building Association Information

Villa Regina Condominium Association
(305) 858-1581

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1804	2,121 sq ft	Oct 2024	\$975,000	\$460
1002	1,795 sq ft	Oct 2024	\$1,230,000	\$685
805	1,895 sq ft	Jun 2024	\$1,000,000	\$528
1604	2,121 sq ft	Jun 2024	\$1,260,000	\$594
208	717 sq ft	Jun 2024	\$350,000	\$488

Market Information



Villa Regina:	\$535/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Villa Regina	5%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Villa Regina	74 days
Miami	91 days
Miami-Dade	91 days