

Unit 804 - MyBrickell

804 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11626345
 Status: Active
 Size: 719 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$425,000
 List PPSF: \$591
 Valuated Price: \$373,000
 Valuated PPSF: \$519

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

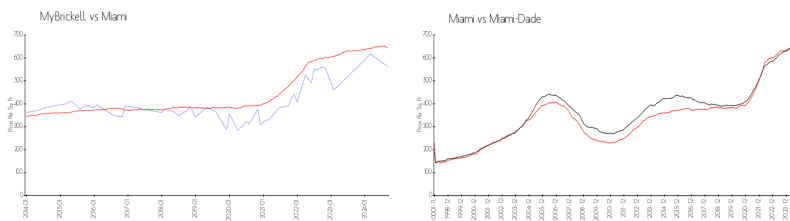
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005	545 sq ft	Aug 2024	\$340,000	\$624
2203	551 sq ft	Mar 2024	\$360,000	\$653
2407	1,086 sq ft	Dec 2023	\$560,000	\$516
1706	710 sq ft	Dec 2023	\$400,000	\$563

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: 72 days
 Miami: 87 days
 Miami-Dade: 86 days

