

# Unit 721 - Brickell Key 2

721 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11634760  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$685,000  
 List PPSF: \$665  
 Valuated Price: \$553,000  
 Valuated PPSF: \$537

*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: 394  
 Number of active listings for rent: 15  
 Number of active listings for sale: 22  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

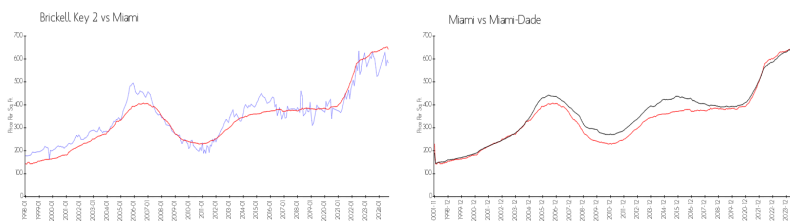
## Building Association Information

Brickell Key two Condominium  
 305.381.7777

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1528	1,200 sq ft	Nov 2024	\$1,100,000	\$917
711	950 sq ft	Sep 2024	\$510,000	\$537
832	1,200 sq ft	Aug 2024	\$900,000	\$750
1401	700 sq ft	Jul 2024	\$395,000	\$564
922	753 sq ft	Jun 2024	\$415,000	\$551
PH-1816	1,030 sq ft	Jun 2024	\$490,000	\$476
320	1,500 sq ft	Jun 2024	\$1,430,000	\$953
512	520 sq ft	Jun 2024	\$265,000	\$510

## Market Information



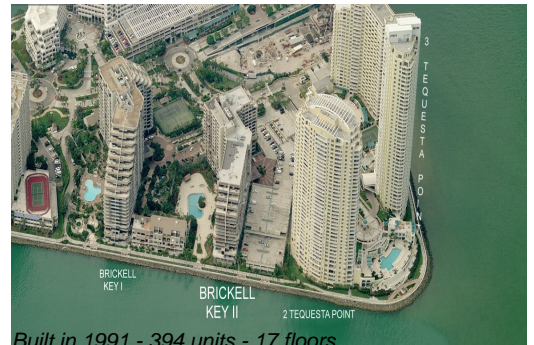
Brickell Key 2: \$582/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Brickell Key 2: 6%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Brickell Key 2: 103 days



Miami  
Miami-Dade

87 days  
87 days