

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

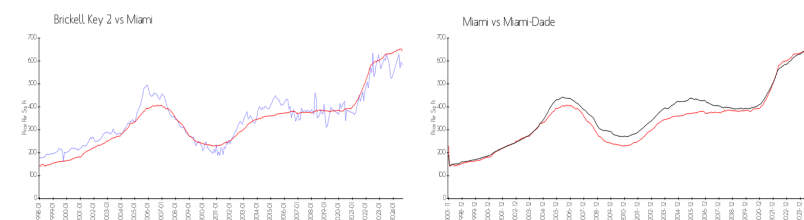
Building Association Information

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



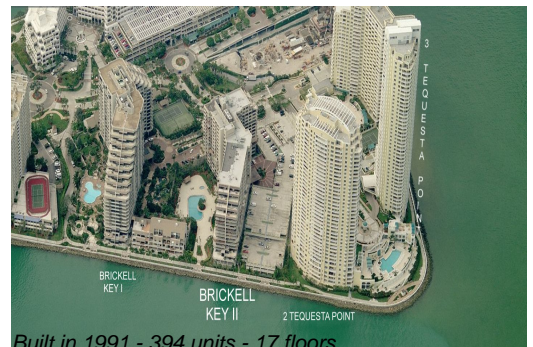
Brickell Key 2:	\$582/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

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
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Miami
Miami-Dade

87 days
87 days