

# Unit 2510 - Avenue On Brickell (West Tower)

2510 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11635100  
 Status: Active  
 Size: 843 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$469,000  
 List PPSF: \$556  
 Valuated Price: \$514,000  
 Valuated PPSF: \$610

*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: 262  
 Number of active listings for rent: 18  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

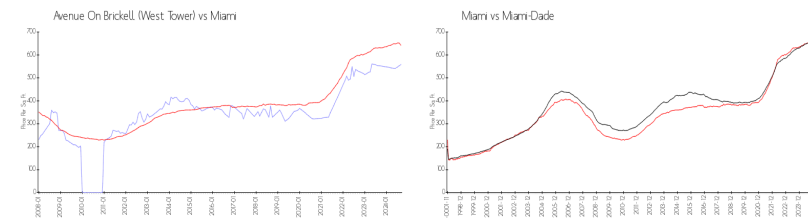
## Building Association Information

1060 Condominium Association  
 305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2410	843 sq ft	Nov 2024	\$435,000	\$516
610	1,000 sq ft	Oct 2024	\$435,000	\$435
414	1,000 sq ft	Sep 2024	\$450,000	\$450
2016	1,128 sq ft	Jun 2024	\$460,000	\$408
2422	604 sq ft	Jun 2024	\$360,000	\$596

## Market Information



Avenue On Brickell (West Tower):	\$558/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Avenue On Brickell (West Tower) 6%  
 Miami 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Avenue On Brickell (West Tower) 55 days  
 Miami 87 days  
 Miami-Dade 86 days

