

Unit 1405 - Rise Brickell City Centre

1405 - 88 SW 7 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	A11644209
Status:	Active
Size:	1,202 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$980,000
List PPSF:	\$815
Valuated Price:	\$912,000
Valuated PPSF:	\$759

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:	389
Number of active listings for rent:	0
Number of active listings for sale:	31
Building inventory for sale:	7%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Building Association Information

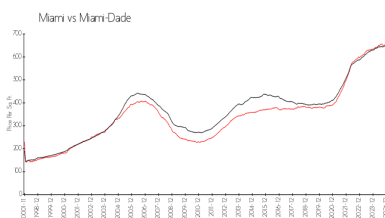
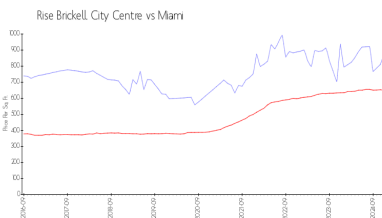
Rise Brickell City Centre
88 SW 7th Street
Miami FL 33130
786 475 5342

<http://www.brickellcitycentre.com/residences/rise>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3209	1,249 sq ft	Jan 2025	\$1,050,000	\$841
1801	1,270 sq ft	Dec 2024	\$1,100,000	\$866
3705	1,281 sq ft	Dec 2024	\$1,045,000	\$816
2709	1,249 sq ft	Nov 2024	\$1,030,000	\$825
2110	1,370 sq ft	Nov 2024	\$1,000,000	\$730

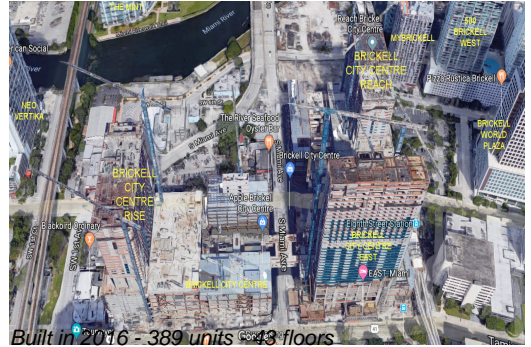
Market Information



Rise Brickell City Centre:	\$877/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Rise Brickell City Centre	8%
Miami	5%
Miami-Dade	5%



Avg. Time to Close Over Last 12 Months

Rise Brickell City Centre	110 days
Miami	91 days
Miami-Dade	90 days