

Unit 3405 - 500 Brickell East Tower

3405 - 500 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11647892
 Status: Active
 Size: 1,124 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$720,000
 List PPSF: \$641
 Valuated Price: \$706,000
 Valuated PPSF: \$628

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: 320
 Number of active listings for rent: 19
 Number of active listings for sale: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

Atlantic and Pacific Management

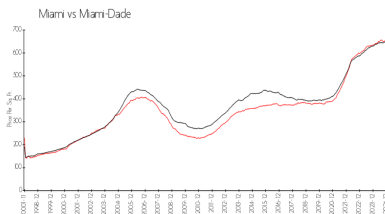
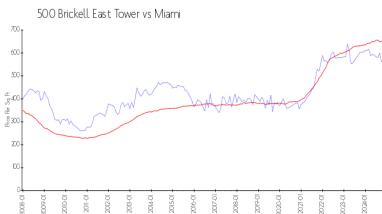
305 867 2245 & 786-270-2502

http://atlanticandpacific.net/500brickell/outside_home.asp

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| PH-4 | 3,800 sq ft | Dec 2024 | \$2,350,000 | \$618 |
| 3802 | 1,146 sq ft | Nov 2024 | \$760,000 | \$663 |
| 3607 | 1,197 sq ft | Oct 2024 | \$636,500 | \$532 |
| 1000 | 806 sq ft | Sep 2024 | \$510,000 | \$633 |
| 2110 | 1,197 sq ft | Sep 2024 | \$730,000 | \$610 |

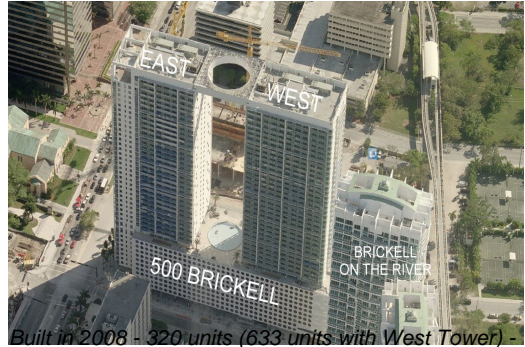
Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| 500 Brickell East Tower: | \$581/sq. ft. | Miami: | \$895/sq. ft. |
| Miami: | \$895/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

500 Brickell East Tower: 4%
 Miami: 5%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| 500 Brickell East Tower | 89 days |
| Miami | 91 days |
| Miami-Dade | 90 days |