

# Unit 2306 - Villa Regina

2306 - 1581 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11651061  
 Status: Active  
 Size: 2,403 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Parking-Under Building, Valet Parking

View:

List Price: \$1,365,000  
 List PPSF: \$568  
 Valuated Price: \$1,278,000  
 Valuated PPSF: \$532

*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: 199  
 Number of active listings for rent: 2  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

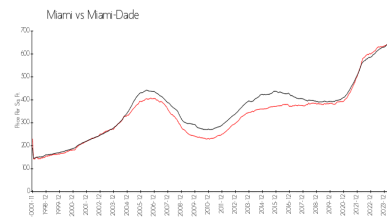
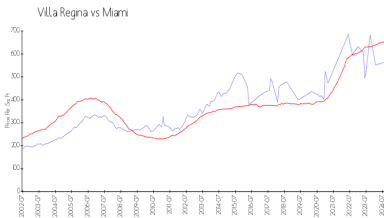
## Building Association Information

Villa Regina Condominium Association  
 (305) 858-1581

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1804	2,121 sq ft	Oct 2024	\$975,000	\$460
1002	1,795 sq ft	Oct 2024	\$1,230,000	\$685
805	1,895 sq ft	Jun 2024	\$1,000,000	\$528
1604	2,121 sq ft	Jun 2024	\$1,260,000	\$594
208	717 sq ft	Jun 2024	\$350,000	\$488

## Market Information



Villa Regina:	\$565/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Villa Regina: 5%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Villa Regina: 77 days  
 Miami: 87 days  
 Miami-Dade: 86 days

