

Unit 2609 - Skyline

2609 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11654497
 Status: Active Under Contract
 Size: 791 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$529,900
 List PPSF: \$670
 Valuated Price: \$458,000
 Valuated PPSF: \$579

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: 360
 Number of active listings for rent: 25
 Number of active listings for sale: 15
 Building inventory for sale: 4%
 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

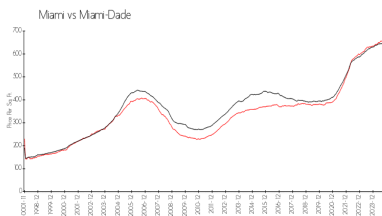
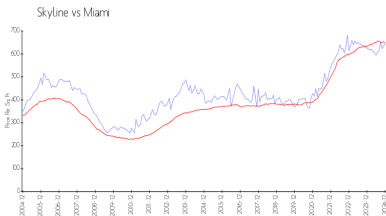
Building Association Information

Skyline on Brickell Condominium
 (305) 854-4858

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 3505 | 1,762 sq ft | Dec 2024 | \$1,400,000 | \$795 |
| 3303 | 1,188 sq ft | Nov 2024 | \$805,000 | \$678 |
| 3106 | 1,188 sq ft | Sep 2024 | \$807,000 | \$679 |
| 2912 | 1,367 sq ft | Aug 2024 | \$815,000 | \$596 |
| 2410 | 791 sq ft | Aug 2024 | \$540,000 | \$683 |
| 2812 | 1,367 sq ft | Aug 2024 | \$775,000 | \$567 |

Market Information



Skyline: \$642/sq. ft. Miami: \$895/sq. ft.
 Miami: \$895/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Skyline: 4%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Skyline: 66 days
 Miami: 91 days
 Miami-Dade: 90 days