

# Unit 3613 - Avenue On Brickell (East Tower)

3613 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11656543  
 Status: Active  
 Size: 945 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$485,000  
 List PPSF: \$513  
 Valuated Price: \$456,000  
 Valuated PPSF: \$483

*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: 311  
 Number of active listings for rent: 13  
 Number of active listings for sale: 18  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

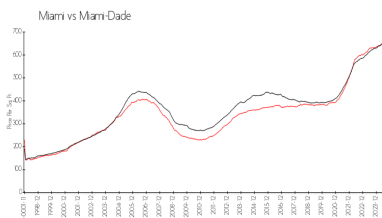
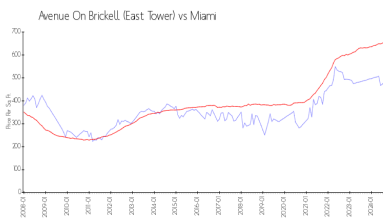
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3309	551 sq ft	Sep 2024	\$353,000	\$641
3011	1,088 sq ft	Jun 2024	\$610,000	\$561
2505	963 sq ft	Jun 2024	\$485,000	\$504
2107	1,088 sq ft	May 2024	\$610,000	\$561
2311	1,088 sq ft	Mar 2024	\$570,000	\$524

## Market Information



Avenue On Brickell (East Tower):	\$486/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Avenue On Brickell (East Tower) 85 days  
 Miami 87 days  
 Miami-Dade 87 days

