

Unit 1404 - Vue at Brickell

1404 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11658150
 Status: Active
 Size: 1,023 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$525,000
 List PPSF: \$513
 Valuated Price: \$451,000
 Valuated PPSF: \$441

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: 323
 Number of active listings for rent: 11
 Number of active listings for sale: 18
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

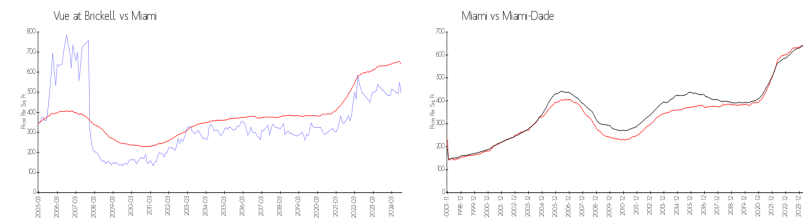
Building Association Information

Vue at Brickell Condominium inc
 305.371.8005

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2205	1,128 sq ft	Nov 2024	\$450,000	\$399
2805	1,128 sq ft	Sep 2024	\$515,000	\$457
1004	1,023 sq ft	Aug 2024	\$480,000	\$469
2506	1,551 sq ft	Jul 2024	\$635,000	\$409
2013	737 sq ft	Mar 2024	\$395,000	\$536

Market Information



Vue at Brickell:	\$497/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Vue at Brickell: 6%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Vue at Brickell: 81 days
 Miami: 87 days
 Miami-Dade: 86 days

