

Unit 3509 - Avenue On Brickell (East Tower)

3509 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11661886
 Status: Active
 Size: 551 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$390,000
 List PPSF: \$708
 Valuated Price: \$323,000
 Valuated PPSF: \$586

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: 20
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

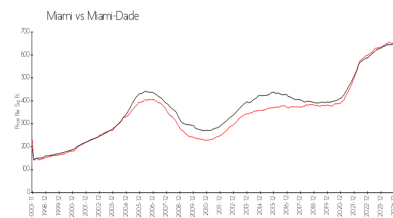
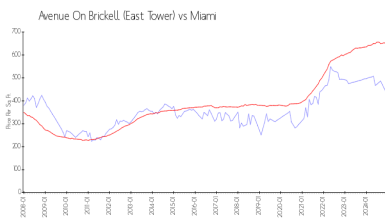
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3305	963 sq ft	Dec 2024	\$480,000	\$498
1803	963 sq ft	Dec 2024	\$435,000	\$452
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

Market Information



Avenue On Brickell (East Tower):	\$435/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Avenue On Brickell (East Tower) 75 days
 Miami 91 days
 Miami-Dade 90 days

