

Unit 1413 - Brickell Key 2

1413 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11662733
Status:	Active Under Contract
Size:	1,560 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,020,000
List PPSF:	\$654
Valuated Price:	\$881,000
Valuated PPSF:	\$534

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:	394
Number of active listings for rent:	15
Number of active listings for sale:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

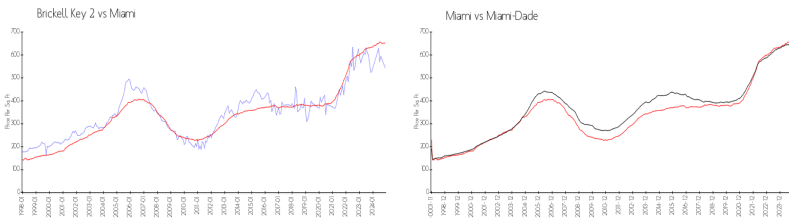
Building Association Information

Brickell Key two Condominium
305.381.7777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1814	720 sq ft	Jan 2025	\$440,000	\$611
1528	1,200 sq ft	Nov 2024	\$1,100,000	\$917
711	950 sq ft	Sep 2024	\$510,000	\$537
832	1,200 sq ft	Aug 2024	\$900,000	\$750
1401	700 sq ft	Jul 2024	\$395,000	\$564

Market Information



Brickell Key 2:	\$540/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Brickell Key 2	5%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Brickell Key 2	95 days
Miami	92 days
Miami-Dade	91 days