

Unit 407 - Brickell Key 2

407 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11666493
 Status: Active
 Size: 400 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$342,000
 List PPSF: \$855
 Valuated Price: \$208,000
 Valuated PPSF: \$520

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: 20
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

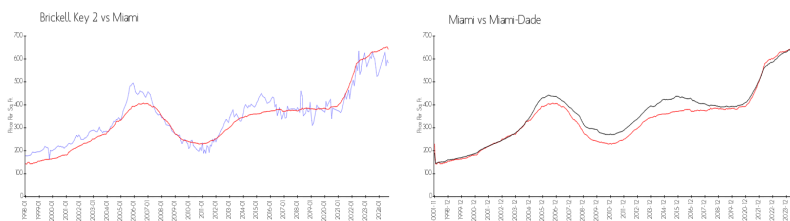
Building Association Information

Brickell Key two Condominium
 305.381.7777

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
922	753 sq ft	Jun 2024	\$415,000	\$551
PH-1816	1,030 sq ft	Jun 2024	\$490,000	\$476
320	1,500 sq ft	Jun 2024	\$1,430,000	\$953
512	520 sq ft	Jun 2024	\$265,000	\$510

Market Information



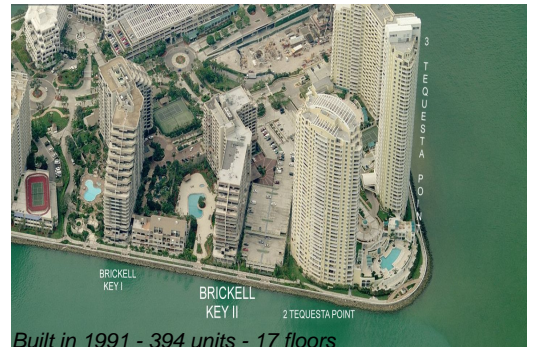
Brickell Key 2: \$582/sq. ft. Miami: \$642/sq. ft.
 Miami: \$642/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Brickell Key 2: 5%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Brickell Key 2: 103 days



Miami
Miami-Dade

87 days
86 days