

# Unit 2205 - 500 Brickell West Tower

2205 - 55 SE 6 St, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11666581  
 Status: Active  
 Size: 1,111 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$639,900  
 List PPSF: \$576  
 Valuated Price: \$535,000  
 Valuated PPSF: \$482

*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: 313  
 Number of active listings for rent: 22  
 Number of active listings for sale: 30  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

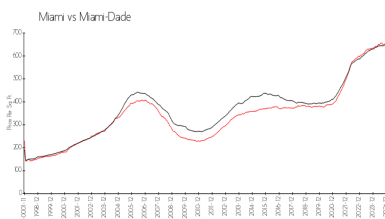
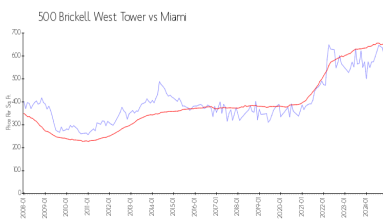
Atlantic and Pacific Management  
 305 867 2245 & 786-270-2502

[http://atlanticandpacific.net/500brickell/outside\\_home.asp](http://atlanticandpacific.net/500brickell/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4302	1,123 sq ft	Nov 2024	\$680,000	\$606
1500	806 sq ft	Oct 2024	\$439,000	\$545
4006	738 sq ft	Aug 2024	\$550,000	\$745
3507	1,200 sq ft	May 2024	\$670,000	\$558
3506	738 sq ft	Apr 2024	\$465,000	\$630

## Market Information



500 Brickell West Tower:	\$551/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

500 Brickell West Tower: 10%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months



Built in 2008 - 313 units (633 units) with East Tower) - 43 floors

500 Brickell West Tower  
Miami  
Miami-Dade

48 days  
91 days  
90 days