

Unit 1701 - Bristol Tower

1701 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11667275
Status:	Active
Size:	2,600 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	
List Price:	\$2,800,000
List PPSF:	\$1,077
Valuated Price:	\$2,264,000
Valuated PPSF:	\$871

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:	146
Number of active listings for rent:	3
Number of active listings for sale:	13
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

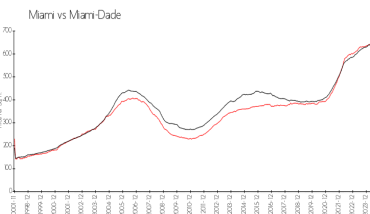
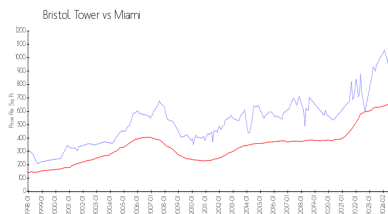
Building Association Information

Bristol Tower Condominium Association
(305) 856-2200 & (305) 856-7670

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,210 sq ft	Nov 2024	\$932,500	\$771
1902	2,320 sq ft	Jul 2024	\$2,515,000	\$1,084
2401-2	5,890 sq ft	Mar 2024	\$6,500,000	\$1,104
1806	1,210 sq ft	Dec 2023	\$820,000	\$678
1403	2,700 sq ft	Nov 2023	\$2,475,000	\$917

Market Information



Bristol Tower:	\$940/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Bristol Tower	9%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bristol Tower	50 days
Miami	87 days
Miami-Dade	86 days

