

Unit 3603 - Vue at Brickell

3603 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11668147
 Status: Active
 Size: 1,069 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$620,000
 List PPSF: \$580
 Valuated Price: \$681,000
 Valuated PPSF: \$637

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: 323
 Number of active listings for rent: 11
 Number of active listings for sale: 16
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

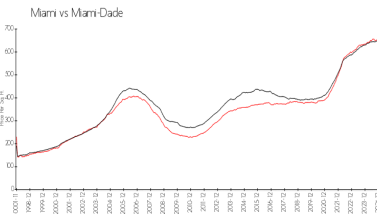
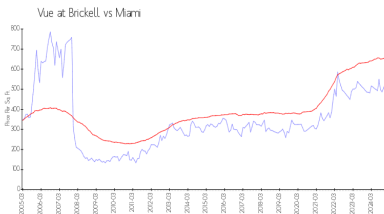
Building Association Information

Vue at Brickell Condominium inc
 305.371.8005

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401	1,255 sq ft	Jan 2025	\$580,000	\$462
814	1,149 sq ft	Jan 2025	\$550,000	\$479
2008	838 sq ft	Dec 2024	\$450,000	\$537
815	1,116 sq ft	Dec 2024	\$510,000	\$457
2205	1,128 sq ft	Nov 2024	\$450,000	\$399

Market Information



Vue at Brickell: \$523/sq. ft.
 Miami: \$895/sq. ft.
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 Miami-Dade: \$688/sq. ft.
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Inventory for Sale

Vue at Brickell 5%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Vue at Brickell 84 days
 Miami 91 days
 Miami-Dade 91 days

