

Unit 3117 - Avenue On Brickell (East Tower)

3117 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11669896
 Status: Active
 Size: 1,368 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$700,000
 List PPSF: \$512
 Valuated Price: \$652,000
 Valuated PPSF: \$477

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: 311
 Number of active listings for rent: 13
 Number of active listings for sale: 20
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

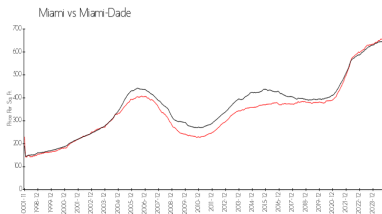
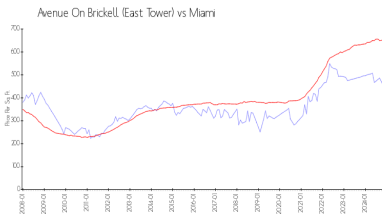
Building Association Information

1060 Condominium Association
 305-379-7305 & 305-577-3823

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 3305 | 963 sq ft | Dec 2024 | \$480,000 | \$498 |
| 1803 | 963 sq ft | Dec 2024 | \$435,000 | \$452 |
| 3309 | 551 sq ft | Sep 2024 | \$353,000 | \$641 |
| 3011 | 1,088 sq ft | Jun 2024 | \$610,000 | \$561 |
| 2505 | 963 sq ft | Jun 2024 | \$485,000 | \$504 |

Market Information



| | | | |
|----------------------------------|---------------|-------------|---------------|
| Avenue On Brickell (East Tower): | \$435/sq. ft. | Miami: | \$895/sq. ft. |
| Miami: | \$895/sq. ft. | Miami-Dade: | \$688/sq. ft. |

Inventory for Sale

Avenue On Brickell (East Tower) 6%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Avenue On Brickell (East Tower) 75 days
 Miami 92 days



