

# Unit 2804 - Bond (The)

2804 - 1080 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11674670  
 Status: Pending  
 Size: 770 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$595,000  
 List PPSF: \$773  
 Valuated Price: \$574,000  
 Valuated PPSF: \$745

*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: 328  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

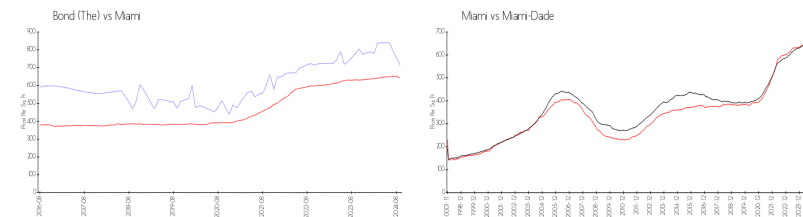
## Building Association Information

The Bond on Brickell  
 1080 Brickell Ave  
 Miami, FL 33131  
 (786) 592-7300  
 (305) 440-5095

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	727 sq ft	Nov 2024	\$520,000	\$715
2103	748 sq ft	Nov 2024	\$550,000	\$735
3904	830 sq ft	Oct 2024	\$650,000	\$783
3707	748 sq ft	Sep 2024	\$582,500	\$779
3706	1,593 sq ft	Jun 2024	\$1,525,000	\$957

## Market Information



Bond (The): \$715/sq. ft.      Miami: \$642/sq. ft.  
 Miami: \$642/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bond (The) 6%  
 Miami 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Bond (The) 81 days



Miami  
Miami-Dade

87 days  
86 days