

Unit A408 - Brickell Place A

A408 - 1865 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11676361
 Status: Active
 Size: 1,661 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$789,990
 List PPSF: \$476
 Valuated Price: \$687,000
 Valuated PPSF: \$414

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: 271
 Number of active listings for rent: 3
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

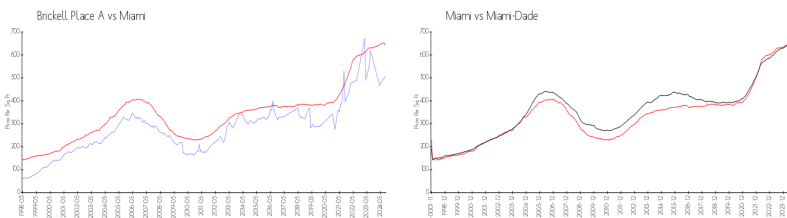
Building Association Information

Brickell Place Condominium Association Phase I Inc
 (305) 854-5343

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| A1606 | 1,064 sq ft | Nov 2024 | \$565,000 | \$531 |
| A604 | 868 sq ft | Nov 2024 | \$365,000 | \$421 |
| APHVII | 2,721 sq ft | Apr 2024 | \$1,300,000 | \$478 |
| A1011 | 1,362 sq ft | Apr 2024 | \$710,000 | \$521 |
| A1013 | 1,467 sq ft | Mar 2024 | \$700,000 | \$477 |

Market Information



| | | | |
|-------------------|---------------|-------------|---------------|
| Brickell Place A: | \$507/sq. ft. | Miami: | \$642/sq. ft. |
| Miami: | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Brickell Place A: 2%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Brickell Place A: 101 days
 Miami: 87 days
 Miami-Dade: 86 days



Built in 1975 - 253 units (939 in total with B, C & D) - 23 floors