

Unit 1001 - Brickell Key 2

1001 - 540 Brickell Key Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11678400
Status:	Active
Size:	700 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$395,000
List PPSF:	\$564
Valuated Price:	\$387,000
Valuated PPSF:	\$553

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:	394
Number of active listings for rent:	15
Number of active listings for sale:	22
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	2

Building Association Information

Brickell Key two Condominium
305.381.7777

Recent Sales

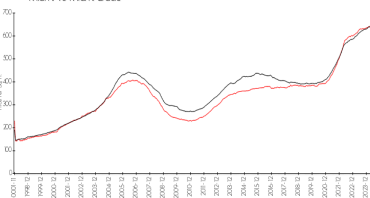
Unit #	Size	Closing Date	Sale Price	PPSF
1528	1,200 sq ft	Nov 2024	\$1,100,000	\$917
711	950 sq ft	Sep 2024	\$510,000	\$537
832	1,200 sq ft	Aug 2024	\$900,000	\$750
1401	700 sq ft	Jul 2024	\$395,000	\$564
922	753 sq ft	Jun 2024	\$415,000	\$551
PH-1816	1,030 sq ft	Jun 2024	\$490,000	\$476
320	1,500 sq ft	Jun 2024	\$1,430,000	\$953
512	520 sq ft	Jun 2024	\$265,000	\$510

Market Information

Brickell Key 2 vs Miami



Miami vs Miami-Dade



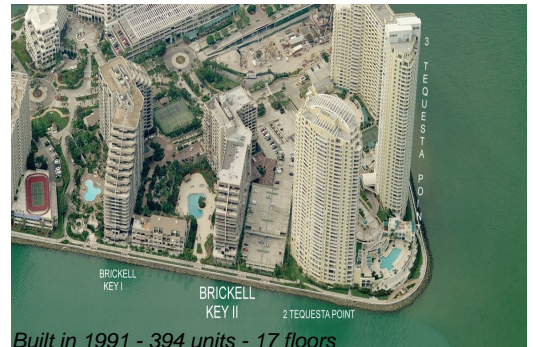
Brickell Key 2: \$582/sq. ft.
Miami: \$642/sq. ft.

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

Inventory for Sale

Brickell Key 2	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Brickell Key 2
Miami
Miami-Dade

103 days
87 days
87 days