

# Unit 1709 - Isola Brickell Key

1709 - 770 Claughton Island Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11678545  
 Status: Active  
 Size: 735 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$415,000  
 List PPSF: \$565  
 Valuated Price: \$400,000  
 Valuated PPSF: \$544

*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: 300  
 Number of active listings for rent: 23  
 Number of active listings for sale: 25  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

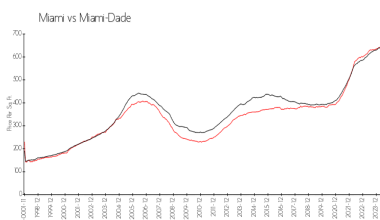
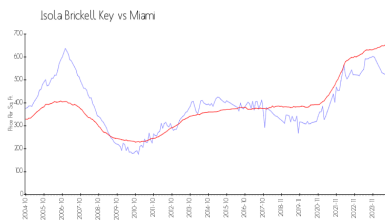
## Building Association Information

Isola Brickell Key Condo association  
 305-371-7007

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1103	968 sq ft	Sep 2024	\$470,000	\$486
1706	674 sq ft	Sep 2024	\$320,000	\$475
1910	735 sq ft	May 2024	\$400,000	\$544
1403	968 sq ft	Apr 2024	\$600,000	\$620
1115	1,065 sq ft	Apr 2024	\$660,000	\$620

## Market Information



Isola Brickell Key:	\$517/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Isola Brickell Key: 8%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Isola Brickell Key: 61 days  
 Miami: 87 days  
 Miami-Dade: 86 days

