

Unit 806 - Bristol Tower

806 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number: A11679851
 Status: Active
 Size: 1,210 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$965,000
 List PPSF: \$798
 Valuated Price: \$785,000
 Valuated PPSF: \$649

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: 146
 Number of active listings for rent: 3
 Number of active listings for sale: 12
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

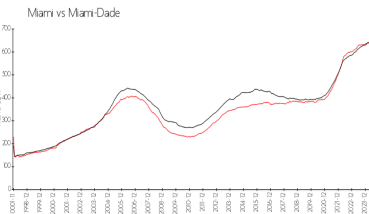
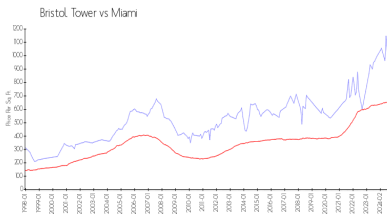
Building Association Information

Bristol Tower Condominium Association
 (305) 856-2200 & (305) 856-7670

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,210 sq ft	Nov 2024	\$932,500	\$771
1902	2,320 sq ft	Jul 2024	\$2,515,000	\$1,084
2401-2	5,890 sq ft	Mar 2024	\$6,500,000	\$1,104
1806	1,210 sq ft	Dec 2023	\$820,000	\$678
1403	2,700 sq ft	Nov 2023	\$2,475,000	\$917

Market Information



Bristol Tower: \$940/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Bristol Tower: 8%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Bristol Tower: 50 days
 Miami: 86 days
 Miami-Dade: 86 days

