

Unit 3112 - Brickell Flatiron

3112 - 1000 Brickell Plz, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11679865
 Status: Active
 Size: 1,356 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,600,000
 List PPSF: \$1,180
 Valuated Price: \$1,517,000
 Valuated PPSF: \$1,119

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: 525
 Number of active listings for rent: 0
 Number of active listings for sale: 30
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 29
 Number of sales over the last 6 months: 15
 Number of sales over the last 3 months: 9

Building Association Information

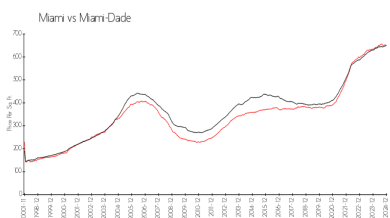
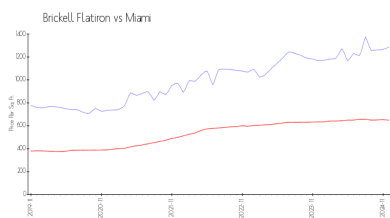
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<https://websites.vertilinc.com/flatiron>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3701	1,286 sq ft	Jan 2025	\$1,460,000	\$1,135
2102	1,909 sq ft	Jan 2025	\$2,150,000	\$1,126
4215	1,334 sq ft	Dec 2024	\$1,625,000	\$1,218
2611	906 sq ft	Dec 2024	\$875,000	\$966
PH5105	1,236 sq ft	Dec 2024	\$1,600,000	\$1,294
PH5701	2,123 sq ft	Dec 2024	\$3,150,000	\$1,484
PH5703	2,076 sq ft	Dec 2024	\$2,950,000	\$1,421

Market Information



Brickell Flatiron: \$1282/sq. ft.
 Miami: \$895/sq. ft.

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 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Brickell Flatiron: 6%
 Miami: 5%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

Brickell Flatiron	90 days
Miami	91 days
Miami-Dade	90 days