

# Unit 17G - Brickell Townhouse

17G - 2451 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11680146  
 Status: Active  
 Size: 1,357 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$735,000  
 List PPSF: \$542  
 Valuated Price: \$831,000  
 Valuated PPSF: \$612

*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: 351  
 Number of active listings for rent: 5  
 Number of active listings for sale: 3  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

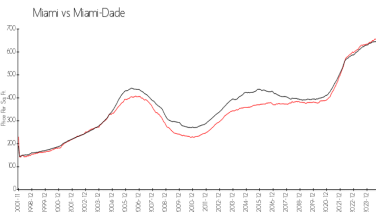
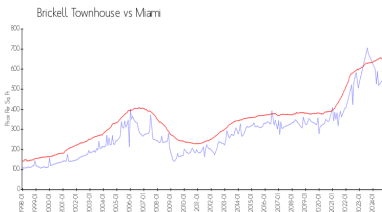
## Building Association Information

Brickell Townhouse Association  
 (305) 854-1177 & (305) 854-1152

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9A	1,305 sq ft	Jun 2024	\$685,000	\$525
6T	832 sq ft	May 2024	\$527,000	\$633
6P	832 sq ft	May 2024	\$520,000	\$625
6S	1,188 sq ft	Apr 2024	\$717,800	\$604
19C	886 sq ft	Apr 2024	\$500,000	\$564

## Market Information



Brickell Townhouse: \$560/sq. ft.  
 Miami: \$895/sq. ft.

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

## Inventory for Sale

Brickell Townhouse: 1%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Brickell Townhouse: 40 days  
 Miami: 91 days  
 Miami-Dade: 90 days

