

# Unit 3307 - Brickell Flatiron

3307 - 1000 Brickell Plz, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11681512
Status:	Active
Size:	1,107 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,120,000
List PPSF:	\$1,012
Valuated Price:	\$1,160,000
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:	27
Building inventory for sale:	5%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

## Building Association Information

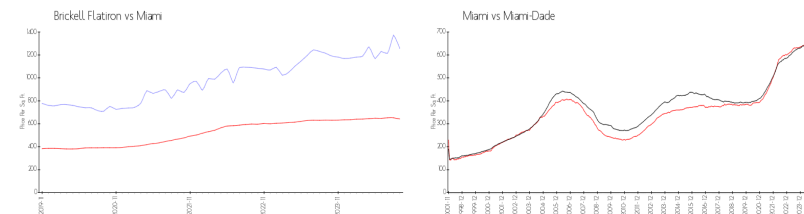
Brickell Flatiron  
1000 Brickell Plz,  
Miami, FL 33131

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH5703	2,076 sq ft	Dec 2024	\$2,950,000	\$1,421
2008	906 sq ft	Nov 2024	\$865,000	\$955
2801	1,286 sq ft	Sep 2024	\$1,330,000	\$1,034
PH6005	1,236 sq ft	Sep 2024	\$1,860,000	\$1,505
PH5208	1,912 sq ft	Aug 2024	\$2,800,000	\$1,464
1915	1,334 sq ft	Aug 2024	\$1,315,000	\$986

## Market Information



Brickell Flatiron:	\$1257/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Brickell Flatiron	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Brickell Flatiron	116 days
Miami	87 days
Miami-Dade	87 days