

# Unit 2802 - Vue at Brickell

2802 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: A11683719  
 Status: Active  
 Size: 1,322 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$675,000  
 List PPSF: \$511  
 Valuated Price: \$691,000  
 Valuated PPSF: \$523

*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: 323  
 Number of active listings for rent: 11  
 Number of active listings for sale: 18  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

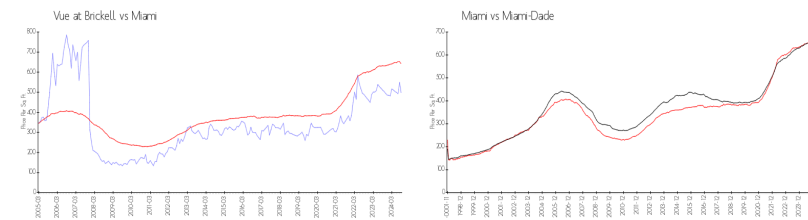
## Building Association Information

Vue at Brickell Condominium inc  
 305.371.8005

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2205	1,128 sq ft	Nov 2024	\$450,000	\$399
2805	1,128 sq ft	Sep 2024	\$515,000	\$457
1004	1,023 sq ft	Aug 2024	\$480,000	\$469
2506	1,551 sq ft	Jul 2024	\$635,000	\$409
2013	737 sq ft	Mar 2024	\$395,000	\$536

## Market Information



Vue at Brickell: \$497/sq. ft.  
 Miami: \$642/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Vue at Brickell: 6%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Vue at Brickell: 81 days  
 Miami: 87 days  
 Miami-Dade: 86 days

