

# Unit 409 - Avenue On Brickell (East Tower)

409 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11687582
Status:	Active
Size:	982 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$449,000
List PPSF:	\$457
Valuated Price:	\$327,000
Valuated PPSF:	\$333

*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:	311
Number of active listings for rent:	13
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

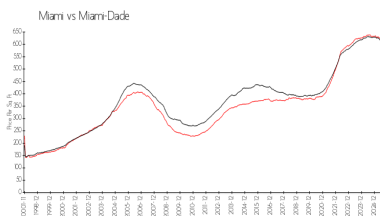
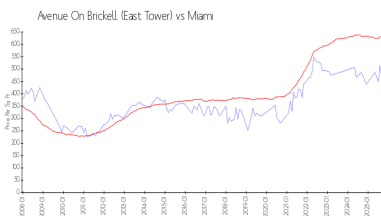
1060 Condominium Association  
305-379-7305 & 305-577-3823

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3705	963 sq ft	Oct 2025	\$480,000	\$498
3003	963 sq ft	Oct 2025	\$475,000	\$493
4101	1,368 sq ft	Aug 2025	\$850,000	\$621
615	1,053 sq ft	Jul 2025	\$340,000	\$323
4303	1,765 sq ft	Jul 2025	\$1,100,000	\$623

## Market Information



Avenue On Brickell (East Tower):	\$438/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Avenue On Brickell (East Tower)	3%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Avenue On Brickell (East Tower)	66 days
Miami	70 days
Miami-Dade	77 days