

# Unit 2521 - Cosmopolitan Towers

2521 - 110 Washington Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11691299
Status:	Active Under Contract
Size:	1,196 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$970,000
List PPSF:	\$811
Valuated Price:	\$914,000
Valuated PPSF:	\$764

*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:	223
Number of active listings for rent:	15
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

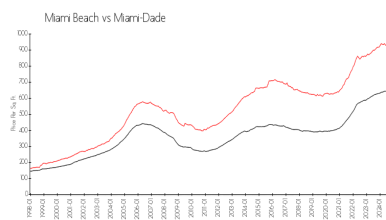
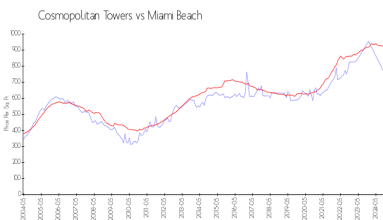
## Building Association Information

The Cosmopolitan Residence  
(305) 535-1280

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2311	686 sq ft	Jan 2025	\$590,000	\$860
2516	1,148 sq ft	Jan 2025	\$950,000	\$828
2417	1,196 sq ft	Nov 2024	\$1,200,000	\$1,003
1319	826 sq ft	Nov 2024	\$680,000	\$823
1823	826 sq ft	Sep 2024	\$692,700	\$839

## Market Information



Cosmopolitan Towers:	\$734/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Cosmopolitan Towers	2%
Miami Beach	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Cosmopolitan Towers	130 days
Miami Beach	104 days
Miami-Dade	91 days

