

Unit 2804 - Bristol Tower

2804 - 2127 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11713458
Status:	Active
Size:	2,070 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$1,680,000
List PPSF:	\$812
Valuated Price:	\$1,884,000
Valuated PPSF:	\$910

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:	146
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

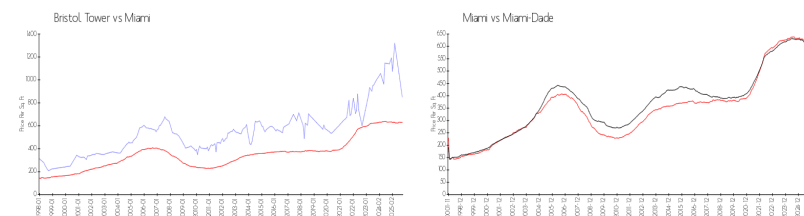
Bristol Tower Condominium Association
(305) 856-2200 & (305) 856-7670

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	2,600 sq ft	Dec 2025	\$2,200,000	\$846
1005	1,700 sq ft	Dec 2025	\$1,150,000	\$676
505	1,500 sq ft	Oct 2025	\$625,000	\$417
2301	3,065 sq ft	Apr 2025	\$3,976,000	\$1,297
1901	2,600 sq ft	Mar 2025	\$3,000,000	\$1,154

Market Information

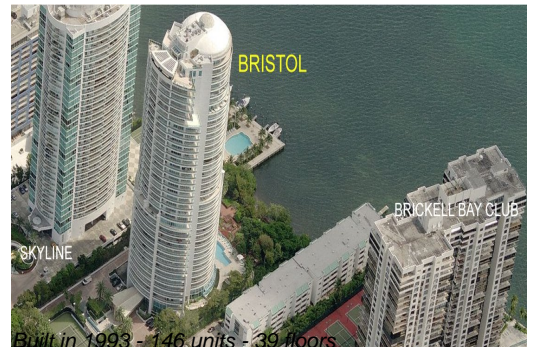


Bristol Tower:	\$849/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Bristol Tower	5%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Bristol Tower	109 days
Miami	70 days
Miami-Dade	77 days