

Unit 1408 - Villa Regina

1408 - 1581 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11737084
Status:	Pending
Size:	717 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$449,000
List PPSF:	\$626
Valuated Price:	\$387,000
Valuated PPSF:	\$540

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:	199
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

Building Association Information

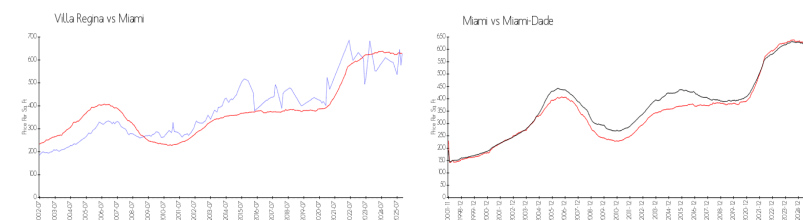
Villa Regina Condominium Association
(305) 858-1581

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	1,895 sq ft	Nov 2025	\$800,000	\$422
2105	1,895 sq ft	Nov 2025	\$827,500	\$437
PH102	1,795 sq ft	Nov 2025	\$1,150,000	\$641
1007	1,042 sq ft	Nov 2025	\$725,000	\$696
1704	2,121 sq ft	Oct 2025	\$1,195,000	\$563

Market Information



Villa Regina:	\$626/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Villa Regina	2%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Villa Regina	94 days
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Miami
Miami-Dade

70 days
77 days