

# Unit 1504 - Brickell Vista

1504 - 900 SW 8 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number: F10404724  
 Status: Active  
 Size: 893 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Other View  
 List Price: \$449,900  
 List PPSF: \$504  
 Valuated Price: \$450,000  
 Valuated PPSF: \$504

*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: 107  
 Number of active listings for rent: 6  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

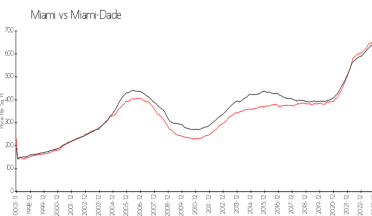
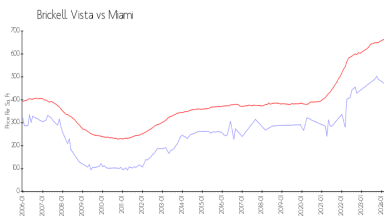
## Building Association Information

Brickell Vista Condominium Association Inc  
 (305) 858-3163

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	935 sq ft	Mar 2024	\$430,000	\$460
1003	891 sq ft	Jan 2024	\$400,000	\$449
1007	683 sq ft	Oct 2023	\$350,000	\$512

## Market Information



Brickell Vista: \$470/sq. ft.  
 Miami: \$665/sq. ft.  
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 Miami-Dade: \$703/sq. ft.  
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## Inventory for Sale

Brickell Vista: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Brickell Vista: 50 days



Miami  
Miami-Dade

84 days  
81 days