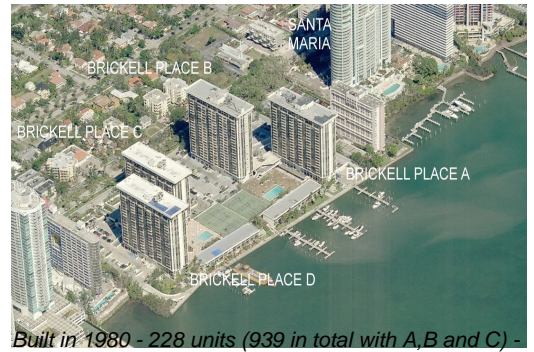


Unit D804/D805 - Brickell Place D

D804/D805 - 1925 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	F10405297
Status:	Active
Size:	1,746 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Bay
List Price:	\$995,000
List PPSF:	\$570
Valuated Price:	\$987,000
Valuated PPSF:	\$565



Built in 1980 - 228 units (939 in total with A,B and C) - 23 floors

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:	220
Number of active listings for rent:	2
Number of active listings for sale:	2
Building inventory for sale:	0%
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:	1

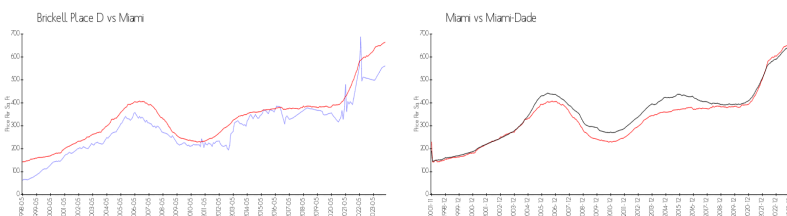
Building Association Information

Brickell Place Phase Two Association
(305) 858-3891

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D1408	2,124 sq ft	Feb 2024	\$962,000	\$453
1712	1,424 sq ft	Dec 2023	\$760,000	\$534
D1401	1,567 sq ft	Dec 2023	\$750,000	\$479
D1204	873 sq ft	Sep 2023	\$465,000	\$533
1910	1,316 sq ft	Jul 2023	\$700,000	\$532

Market Information



Brickell Place D:	\$562/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Brickell Place D	1%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Brickell Place D
Miami
Miami-Dade

39 days
84 days
81 days