

Unit 2008 - Vue at Brickell

2008 - 1250 S Miami Av, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number:	F10460713
Status:	Pending
Size:	838 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Other View,Pool Area View,Water View
List Price:	\$475,000
List PPSF:	\$567
Valuated Price:	\$393,000
Valuated PPSF:	\$469

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:	323
Number of active listings for rent:	11
Number of active listings for sale:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

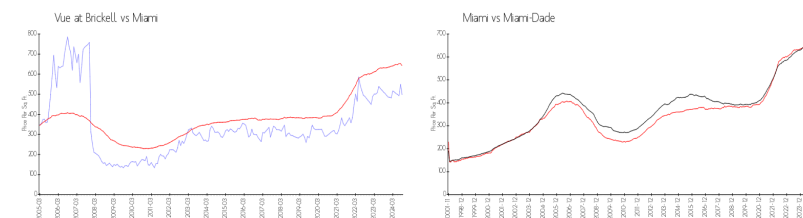
Building Association Information

Vue at Brickell Condominium inc
305.371.8005

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2205	1,128 sq ft	Nov 2024	\$450,000	\$399
2805	1,128 sq ft	Sep 2024	\$515,000	\$457
1004	1,023 sq ft	Aug 2024	\$480,000	\$469
2506	1,551 sq ft	Jul 2024	\$635,000	\$409
2013	737 sq ft	Mar 2024	\$395,000	\$536

Market Information



Vue at Brickell:	\$497/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Vue at Brickell	6%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Vue at Brickell	81 days
Miami	87 days
Miami-Dade	86 days

