

# Unit 514 - Isola Brickell Key

514 - 770 Claughton Island Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	RX-11002887
Status:	Active
Size:	985 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Attached
View:	Ocean, Pool
List Price:	\$685,000
List PPSF:	\$695
Valuated Price:	\$481,000
Valuated PPSF:	\$488

*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:	300
Number of active listings for rent:	23
Number of active listings for sale:	24
Building inventory for sale:	8%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

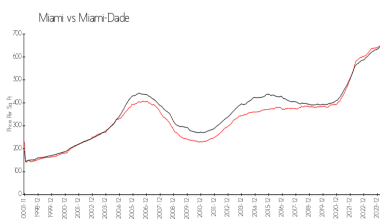
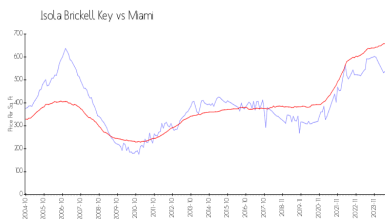
## Building Association Information

Isola Brickell Key Condo association  
305-371-7007

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	674 sq ft	Sep 2024	\$320,000	\$475
1910	735 sq ft	May 2024	\$400,000	\$544
1403	968 sq ft	Apr 2024	\$600,000	\$620
1115	1,065 sq ft	Apr 2024	\$660,000	\$620
405	708 sq ft	Feb 2024	\$360,000	\$508

## Market Information

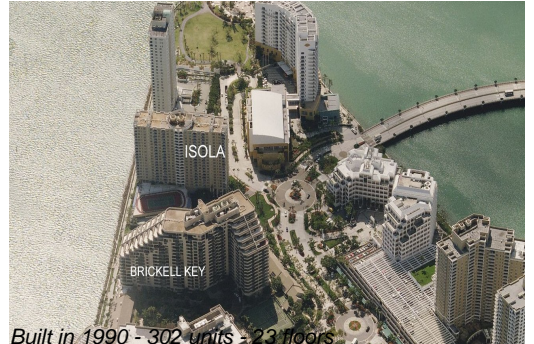


Isola Brickell Key:	\$549/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Isola Brickell Key	8%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Isola Brickell Key  
Miami  
Miami-Dade

49 days  
85 days  
84 days