

Unit 2601 - MyBrickell

2601 - 31 SE 6th St, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: RX-11014888
 Status: Active
 Size: 1,116 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: City,River
 List Price: \$715,000
 List PPSF: \$641
 Valuated Price: \$727,000
 Valuated PPSF: \$651

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: 192
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

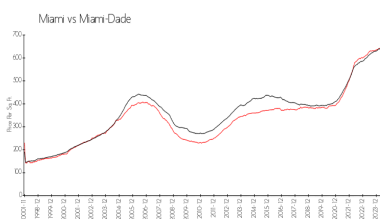
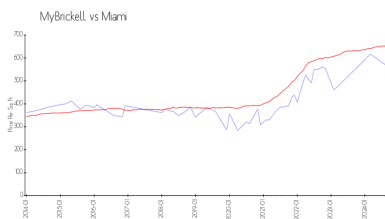
Building Association Information

MyBrickell
 Address: 31 SE 6th St, Miami, FL 33131

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1005 | 545 sq ft | Aug 2024 | \$340,000 | \$624 |
| 2203 | 551 sq ft | Mar 2024 | \$360,000 | \$653 |
| 2407 | 1,086 sq ft | Dec 2023 | \$560,000 | \$516 |
| 1706 | 710 sq ft | Dec 2023 | \$400,000 | \$563 |

Market Information



MyBrickell: \$563/sq. ft. Miami: \$642/sq. ft.
 Miami: \$642/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

MyBrickell: 6%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

MyBrickell: 72 days
 Miami: 87 days
 Miami-Dade: 86 days

