

# 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

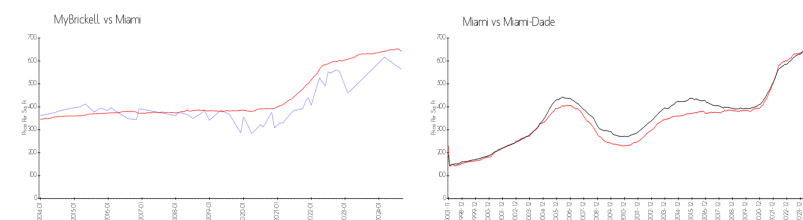
## Building Association Information

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

