

Unit PH5003 - Brickell Flatiron

PH5003 - 1000 Brickell Plz, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11431755
Status:	Active Under Contract
Size:	2,076 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$2,485,000
List PPSF:	\$1,197
Valuated Price:	\$2,779,000
Valuated PPSF:	\$1,339

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:	525
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

Building Association Information

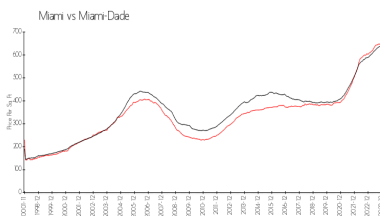
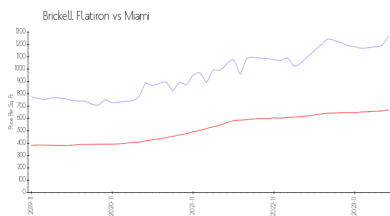
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<https://websites.vertilinc.com/flatiron>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4101	1,286 sq ft	May 2024	\$1,445,000	\$1,124
4012	1,356 sq ft	May 2024	\$1,500,000	\$1,106
4202	1,909 sq ft	Apr 2024	\$2,360,000	\$1,236
PH5707	1,912 sq ft	Mar 2024	\$2,500,000	\$1,308
4210	1,692 sq ft	Mar 2024	\$1,900,000	\$1,123

Market Information



Brickell Flatiron: \$1270/sq. ft.
Miami: \$669/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Brickell Flatiron	4%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Brickell Flatiron	143 days
Miami	84 days
Miami-Dade	81 days