

Unit 3504 - Rise Brickell City Centre

3504 - 88 SW 7 St, Miami, FL, Miami-Dade 33130

Unit Information

MLS Number: A11435608
 Status: Active
 Size: 1,407 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,200,000
 List PPSF: \$853
 Valuated Price: \$1,281,000
 Valuated PPSF: \$910

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: 389
 Number of active listings for rent: 0
 Number of active listings for sale: 25
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 7

Building Association Information

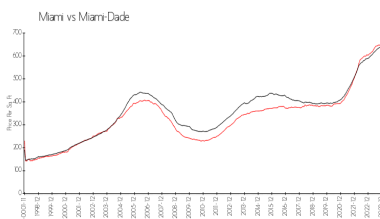
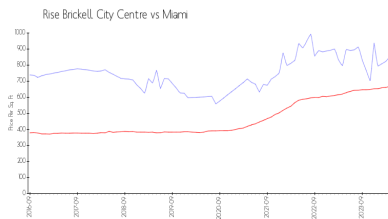
Rise Brickell City Centre
 88 SW 7th Street
 Miami FL 33130
 786 475 5342

<http://www.brickellcitycentre.com/residences/rise>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2405 | 1,200 sq ft | Apr 2024 | \$1,020,000 | \$850 |
| 3502 | 1,691 sq ft | Apr 2024 | \$1,280,000 | \$757 |
| 1203 | 1,261 sq ft | Apr 2024 | \$990,000 | \$785 |
| 907 | 994 sq ft | Apr 2024 | \$735,000 | \$739 |
| 2612 | 1,664 sq ft | Apr 2024 | \$1,375,000 | \$826 |

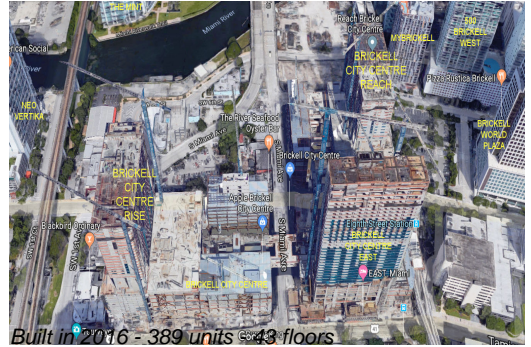
Market Information



| | | | |
|----------------------------|---------------|-------------|---------------|
| Rise Brickell City Centre: | \$854/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

Rise Brickell City Centre 6%



| | |
|------------|----|
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------|---------|
| Rise Brickell City Centre | 89 days |
| Miami | 84 days |
| Miami-Dade | 81 days |