

# Unit 2404 - Echo Brickell

2404 - 1451 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11440117  
 Status: Active  
 Size: 792 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$970,000  
 List PPSF: \$1,225  
 Valuated Price: \$1,004,000  
 Valuated PPSF: \$1,268

*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: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

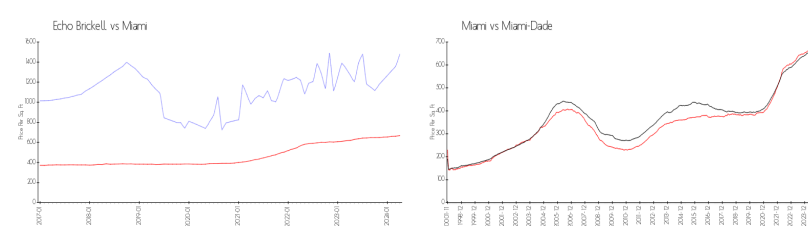
ECHO BRICKELL  
 ADDRESS 1441 BRICKELL AVE STE. 1510, MIAMI, FL 33131  
 PHONE 786 360 1904

<http://www.echobrickell.com/contact/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	781 sq ft	Mar 2024	\$840,000	\$1,076
1803	1,137 sq ft	Feb 2024	\$1,225,000	\$1,077
4304	1,127 sq ft	Jan 2024	\$1,290,000	\$1,145
2305	1,153 sq ft	Oct 2023	\$1,095,000	\$950
1201	1,287 sq ft	Aug 2023	\$1,230,000	\$956
4203	1,173 sq ft	Aug 2023	\$1,290,000	\$1,100
2404	792 sq ft	Aug 2023	\$820,000	\$1,035

## Market Information



Echo Brickell: \$1479/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Echo Brickell 12%



Miami	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Echo Brickell	68 days
Miami	84 days
Miami-Dade	81 days