

# Unit 2904 - Carbonell

2904 - 901 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11442242  
 Status: Active  
 Size: 2,591 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$2,550,000  
 List PPSF: \$984  
 Valuated Price: \$2,848,000  
 Valuated PPSF: \$1,099

*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: 284  
 Number of active listings for rent: 11  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

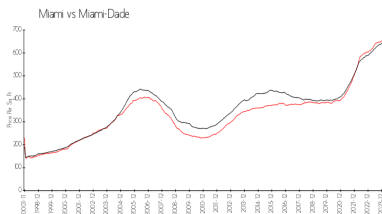
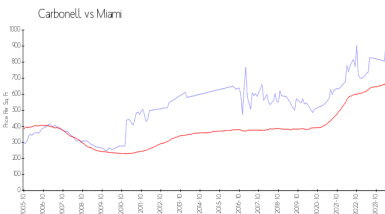
Carbonell Condominium Association  
 (305) 371-4242

<http://carbonellcondo.net>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2605	1,505 sq ft	May 2024	\$1,285,000	\$854
3701	1,031 sq ft	Apr 2024	\$767,000	\$744
802	1,076 sq ft	Mar 2024	\$620,000	\$576
1904	2,591 sq ft	Mar 2024	\$2,150,000	\$830
809	1,418 sq ft	Jan 2024	\$1,297,500	\$915

## Market Information



Carbonell: \$952/sq. ft.  
 Miami: \$669/sq. ft.

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

## Inventory for Sale

Carbonell: 6%  
 Miami: 4%  
 Miami-Dade: 3%



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

Carbonell	95 days
Miami	84 days
Miami-Dade	81 days