

# Unit 1903 - Two Tequesta Point

1903 - 808 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11460728  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$739,000  
 List PPSF: \$775  
 Valuated Price: \$638,000  
 Valuated PPSF: \$669

*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: 268  
 Number of active listings for rent: 16  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

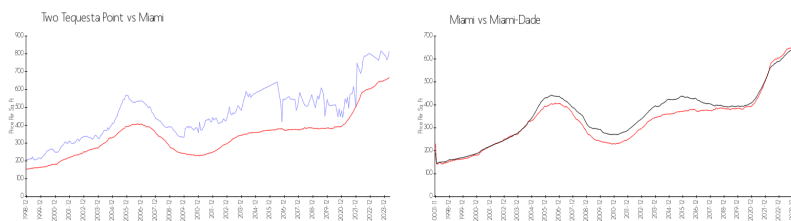
## Building Association Information

Two Tequesta Point Condominium Association  
 (305) 755-9565

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2301	2,213 sq ft	Mar 2024	\$1,950,000	\$881
1707	907 sq ft	Feb 2024	\$580,000	\$639
2408	1,776 sq ft	Feb 2024	\$1,250,000	\$704
3006	1,317 sq ft	Jan 2024	\$1,050,000	\$797
3407	907 sq ft	Oct 2023	\$598,000	\$659

## Market Information



Two Tequesta Point: \$814/sq. ft.  
 Miami: \$669/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Two Tequesta Point: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Two Tequesta Point  
Miami  
Miami-Dade

73 days  
84 days  
81 days