

# Unit 2505 - 1010 Brickell

2505 - 1010 Brickell Ave, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11462720
Status:	Active
Size:	1,778 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,525,000
List PPSF:	\$858
Valuated Price:	\$1,546,000
Valuated PPSF:	\$870

*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:	387
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

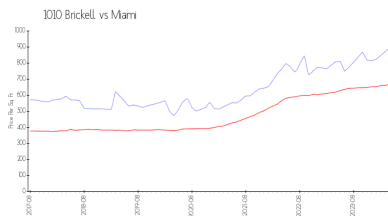
## Building Association Information

1010-Brickell Management office  
phone number: 305.537.4911

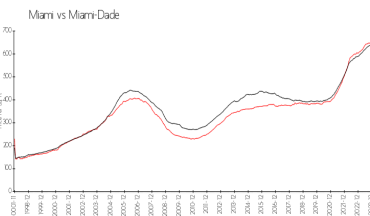
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2101	1,753 sq ft	Apr 2024	\$1,465,000	\$836
4401	1,753 sq ft	Mar 2024	\$1,750,000	\$998
2510	442 sq ft	Mar 2024	\$425,000	\$962
4309	1,028 sq ft	Mar 2024	\$840,000	\$817
3009	1,028 sq ft	Dec 2023	\$815,000	\$793

## Market Information



1010 Brickell: \$896/sq. ft.  
Miami: \$669/sq. ft.

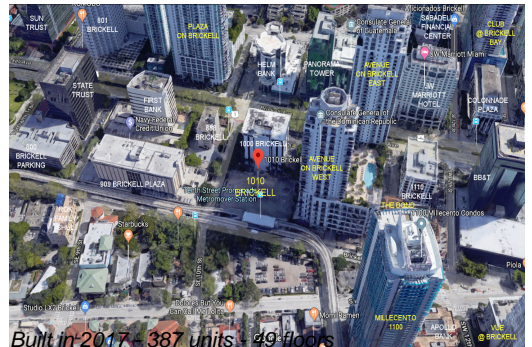


Miami: \$669/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

1010 Brickell	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



1010 Brickell  
Miami  
Miami-Dade

162 days  
84 days  
81 days