

# Unit 2207 - Skyline

2207 - 2101 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11497546  
 Status: Active  
 Size: 1,367 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$988,000  
 List PPSF: \$723  
 Valuated Price: \$917,000  
 Valuated PPSF: \$671

*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: 360  
 Number of active listings for rent: 25  
 Number of active listings for sale: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

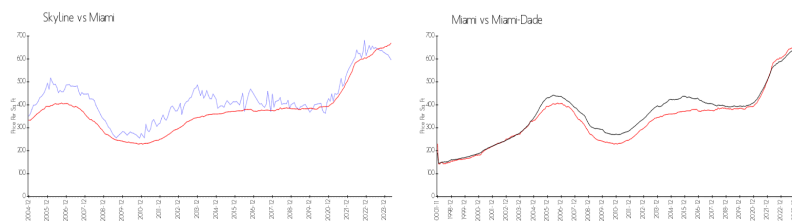
## Building Association Information

Skyline on Brickell Condominium  
 (305) 854-4858

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1004   | 791 sq ft   | Feb 2024     | \$470,000  | \$594 |
| 312    | 1,367 sq ft | Jan 2024     | \$670,000  | \$490 |
| 2311   | 791 sq ft   | Jan 2024     | \$435,000  | \$550 |
| 1803   | 791 sq ft   | Dec 2023     | \$490,000  | \$619 |
| 402    | 791 sq ft   | Nov 2023     | \$420,000  | \$531 |

## Market Information



Skyline: \$596/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Skyline 4%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Skyline  
Miami  
Miami-Dade

66 days  
84 days  
81 days