

# Unit 3704 - Rise Brickell City Centre

3704 - 88 SW 7 St, Miami, FL, Miami-Dade 33130

## Unit Information

MLS Number:	A11500069
Status:	Active
Size:	1,407 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,165,000
List PPSF:	\$828
Valuated Price:	\$1,364,000
Valuated PPSF:	\$969

*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:	389
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	7%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

## Building Association Information

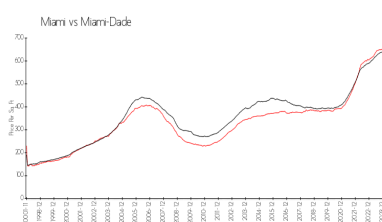
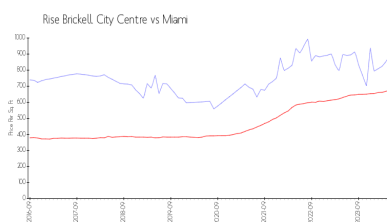
Rise Brickell City Centre  
88 SW 7th Street  
Miami FL 33130  
786 475 5342

<http://www.brickellcitycentre.com/residences/rise>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2712	1,664 sq ft	May 2024	\$1,460,000	\$877
2405	1,200 sq ft	Apr 2024	\$1,020,000	\$850
3502	1,691 sq ft	Apr 2024	\$1,280,000	\$757
1203	1,261 sq ft	Apr 2024	\$990,000	\$785
907	994 sq ft	Apr 2024	\$735,000	\$739
2612	1,664 sq ft	Apr 2024	\$1,375,000	\$826

## Market Information



Rise Brickell City Centre: \$891/sq. ft.  
Miami: \$675/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale



Rise Brickell City Centre	7%
Miami	4%
Miami-Dade	3%

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

Rise Brickell City Centre	85 days
Miami	83 days
Miami-Dade	81 days