

# Unit 2502 - Two Tequesta Point

2502 - 808 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11501475
Status:	Active
Size:	1,709 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,350,000
List PPSF:	\$790
Valuated Price:	\$1,340,000
Valuated PPSF:	\$784

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

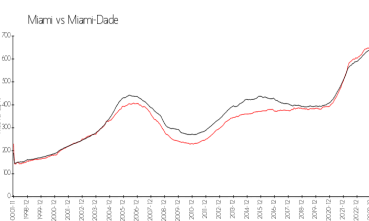
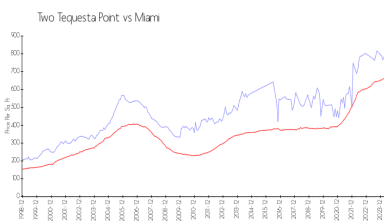
## Building Association Information

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: \$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