

Unit 2505 - Echo Brickell

2505 - 1451 Brickell Ave, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11504337
Status:	Active
Size:	1,148 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,599,999
List PPSF:	\$1,394
Valuated Price:	\$1,469,000
Valuated PPSF:	\$1,280

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	12%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

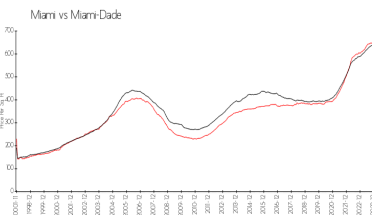
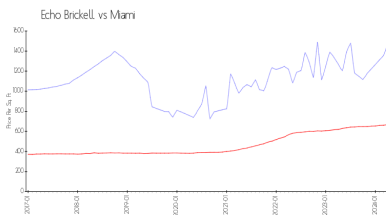
ECHO BRICKELL
 ADDRESS 1441 BRICKELL AVE STE. 1510, MIAMI, FL 33131
 PHONE 786 360 1904

<http://www.echobrickell.com/contact/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	781 sq ft	Mar 2024	\$840,000	\$1,076
1803	1,137 sq ft	Feb 2024	\$1,225,000	\$1,077
4304	1,127 sq ft	Jan 2024	\$1,290,000	\$1,145
2305	1,153 sq ft	Oct 2023	\$1,095,000	\$950
1201	1,287 sq ft	Aug 2023	\$1,230,000	\$956
4203	1,173 sq ft	Aug 2023	\$1,290,000	\$1,100
2404	792 sq ft	Aug 2023	\$820,000	\$1,035

Market Information



Echo Brickell: \$1479/sq. ft.
 Miami: \$669/sq. ft.

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

Inventory for Sale

Echo Brickell 12%



Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Echo Brickell	68 days
Miami	84 days
Miami-Dade	81 days