

# Unit 1809 - Avenue On Brickell (East Tower)

1809 - 1060 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11511430
Status:	Active
Size:	551 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$409,000
List PPSF:	\$742
Valuated Price:	\$317,000
Valuated PPSF:	\$575

*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:	311
Number of active listings for rent:	13
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

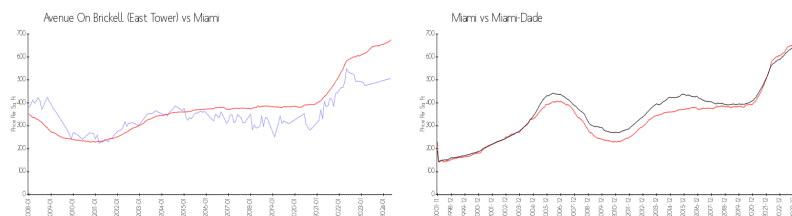
## Building Association Information

1060 Condominium Association  
305-379-7305 & 305-577-3823

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,088 sq ft	May 2024	\$610,000	\$561
2311	1,088 sq ft	Mar 2024	\$570,000	\$524
2005	963 sq ft	Nov 2023	\$472,000	\$490
3905	963 sq ft	Oct 2023	\$490,000	\$509
1705	963 sq ft	Sep 2023	\$480,000	\$498

## Market Information

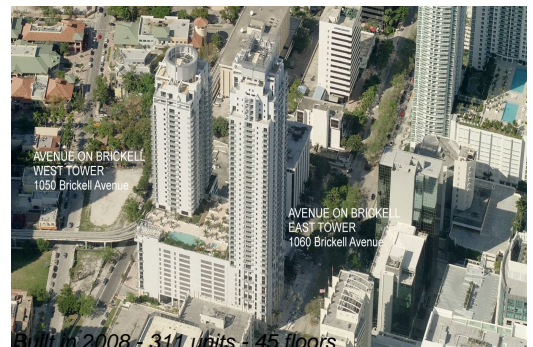


Avenue On Brickell (East Tower):	\$507/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Avenue On Brickell (East Tower)	4%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Avenue On Brickell (East Tower)	63 days
Miami	83 days
Miami-Dade	81 days