

# Unit 806 - Metropolitan Brickell

806 - 2475 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11544362  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$760,000  
 List PPSF: \$679  
 Valuated Price: \$631,000  
 Valuated PPSF: \$563

*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: 199  
 Number of active listings for rent: 12  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

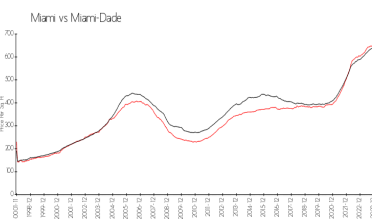
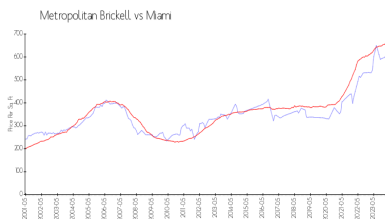
## Building Association Information

Metropolitan Condominium Association  
 (305) 860-2880 & (305)860-2107

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,280 sq ft	Mar 2024	\$780,000	\$609
1402	1,280 sq ft	Mar 2024	\$765,000	\$598
2310	1,170 sq ft	Mar 2024	\$750,000	\$641
2102	1,280 sq ft	Feb 2024	\$780,000	\$609
2205	850 sq ft	Jan 2024	\$420,000	\$494

## Market Information



Metropolitan Brickell: \$578/sq. ft.  
 Miami: \$669/sq. ft.

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

## Inventory for Sale

Metropolitan Brickell: 2%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Metropolitan Brickell  
Miami  
Miami-Dade

43 days  
84 days  
81 days