

# Unit 1504 - Avenue On Brickell (West Tower)

1504 - 1050 Brickell Av, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11559304  
 Status: Active  
 Size: 731 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$470,000  
 List PPSF: \$643  
 Valuated Price: \$407,000  
 Valuated PPSF: \$557

*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: 262  
 Number of active listings for rent: 18  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

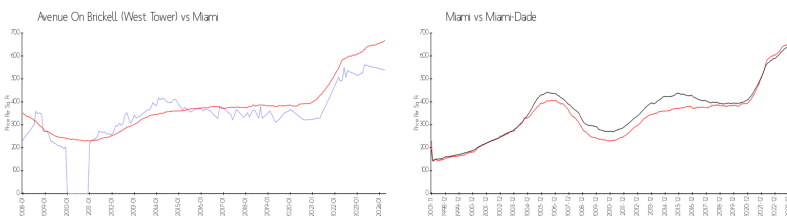
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1508	731 sq ft	May 2024	\$410,000	\$561
3204	731 sq ft	Jan 2024	\$430,000	\$588
3418	1,128 sq ft	Sep 2023	\$519,590	\$461
820	1,000 sq ft	Aug 2023	\$465,000	\$465
602	968 sq ft	Jun 2023	\$424,000	\$438
3416	1,128 sq ft	Jun 2023	\$480,000	\$426

## Market Information



Avenue On Brickell (West Tower):	\$538/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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



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

Avenue On Brickell (West Tower)	20 days
Miami	84 days
Miami-Dade	81 days