

# Unit 1905 - Asia

1905 - 900 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11573182             |
| Status:         | Active Under Contract |
| Size:           | 1,326 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 2 Or More Spaces      |
| View:           |                       |
| List Price:     | \$1,197,000           |
| List PPSF:      | \$903                 |
| Valuated Price: | \$1,680,000           |
| Valuated PPSF:  | \$1,050               |

*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:                         | 123 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

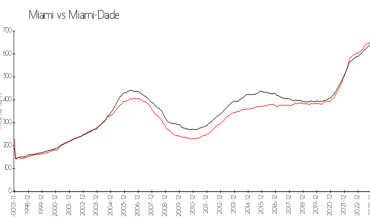
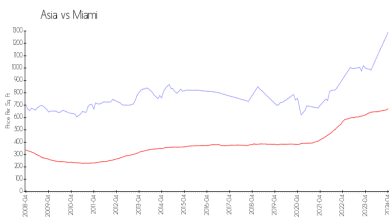
## Building Association Information

Asia Condominium - Home owner Association  
305-376.88 78 & 305-808-7918

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1903   | 3,813 sq ft | Mar 2024     | \$3,155,000 | \$827   |
| 2705   | 1,326 sq ft | Jan 2024     | \$1,200,000 | \$905   |
| 2402   | 1,572 sq ft | Jul 2023     | \$1,865,000 | \$1,186 |
| 1203   | 2,304 sq ft | Jul 2023     | \$2,150,000 | \$933   |
| 1901   | 2,065 sq ft | Jul 2023     | \$1,895,000 | \$918   |

## Market Information

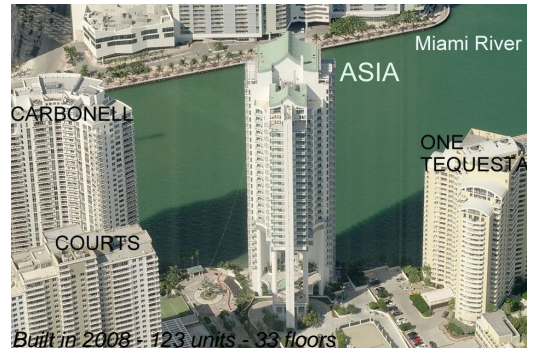


|        |                |             |               |
|--------|----------------|-------------|---------------|
| Asia:  | \$1289/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami: | \$669/sq. ft.  | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Asia       | 4% |
| Miami      | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months



|            |          |
|------------|----------|
| Asia       | 138 days |
| Miami      | 84 days  |
| Miami-Dade | 81 days  |