

# Unit PH-02 - Courvoisier Courts

PH-02 - 701 Brickell Key Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11571604
Status:	Active
Size:	1,573 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$1,250,000
List PPSF:	\$795
Valuated Price:	\$1,266,000
Valuated PPSF:	\$805

*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:	271
Number of active listings for rent:	12
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

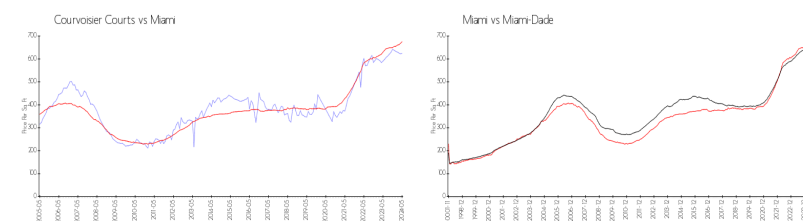
## Building Association Information

Courvoisier Courts condo Association  
(305) 374-6966

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1707	992 sq ft	Apr 2024	\$515,000	\$519
1508	806 sq ft	Apr 2024	\$495,000	\$614
1911	1,267 sq ft	Apr 2024	\$745,000	\$588
LPH-11	1,267 sq ft	Mar 2024	\$970,000	\$766
2405	1,236 sq ft	Feb 2024	\$765,000	\$619

## Market Information

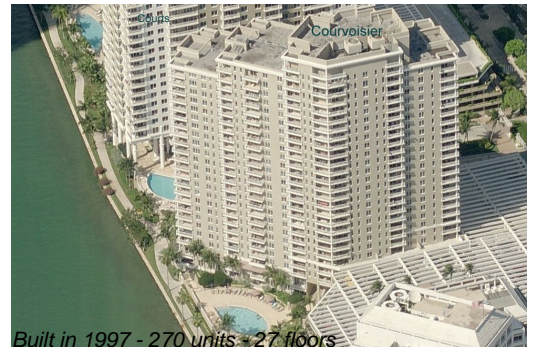


Courvoisier Courts:	\$625/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Courvoisier Courts	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Courvoisier Courts	54 days
Miami	83 days
Miami-Dade	81 days