

# Unit 3309 - Club @ Brickell Bay

3309 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11568598
Status:	Active
Size:	1,183 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$900,000
List PPSF:	\$761
Valuated Price:	\$660,000
Valuated PPSF:	\$558

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:	643
Number of active listings for rent:	36
Number of active listings for sale:	54
Building inventory for sale:	8%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

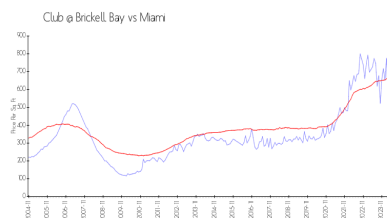
## Building Association Information

The Club at Brickell Bay Condo Association  
305.503.2400

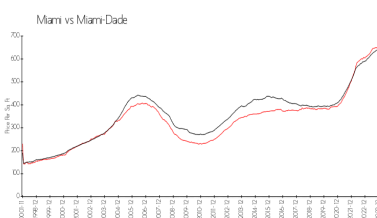
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3312	818 sq ft	Jun 2024	\$450,000	\$550
1521	825 sq ft	Jun 2024	\$465,000	\$564
1907	778 sq ft	May 2024	\$425,250	\$547
3814	818 sq ft	May 2024	\$490,000	\$599
2412	818 sq ft	Mar 2024	\$465,000	\$568
3114	818 sq ft	Mar 2024	\$499,000	\$610

## Market Information



Club @ Brickell Bay: \$590/sq. ft.  
Miami: \$673/sq. ft.



Miami: \$673/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Club @ Brickell Bay	8%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay	62 days
Miami	83 days
Miami-Dade	81 days