

Unit 3711 - Plaza Brickell 901 (West Tower)

3711 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

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|-----------------|-----------------------|
| MLS Number: | A11572225 |
| Status: | Active |
| Size: | 1,289 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$975,000 |
| List PPSF: | \$756 |
| Valuated Price: | \$922,000 |
| Valuated PPSF: | \$715 |

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

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|--|-----|
| Number of units: | 440 |
| Number of active listings for rent: | 14 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

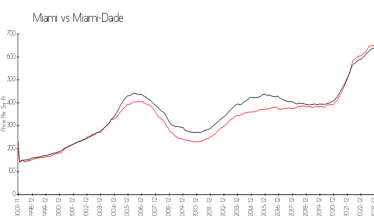
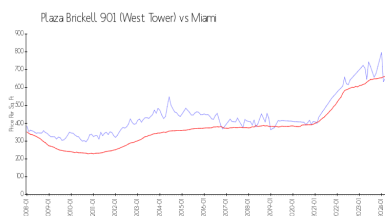
Building Association Information

Plaza on Brickell Condo Association Tower II
786-220-5949 & (786) 220-5943

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2705 | 1,120 sq ft | Mar 2024 | \$658,350 | \$588 |
| 1807 | 1,113 sq ft | Feb 2024 | \$640,000 | \$575 |
| 1603 | 702 sq ft | Jan 2024 | \$520,000 | \$741 |
| 1505 | 1,120 sq ft | Oct 2023 | \$630,000 | \$563 |
| 2803 | 702 sq ft | Oct 2023 | \$500,000 | \$712 |

Market Information



| | | | |
|----------------------------------|---------------|-------------|---------------|
| Plaza Brickell 901 (West Tower): | \$683/sq. ft. | Miami: | \$675/sq. ft. |
| Miami: | \$675/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|---------------------------------|----|
| Plaza Brickell 901 (West Tower) | 3% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



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|---------------------------------|---------|
| Plaza Brickell 901 (West Tower) | 59 days |
| Miami | 83 days |
| Miami-Dade | 81 days |