

Unit 3505 - Plaza Brickell 851 (North Tower)

3505 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11364582 |
| Status: | Active |
| Size: | 1,101 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$960,000 |
| List PPSF: | \$872 |
| Valuated Price: | \$750,000 |
| Valuated PPSF: | \$681 |

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: | 559 |
| Number of active listings for rent: | 37 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 2 |

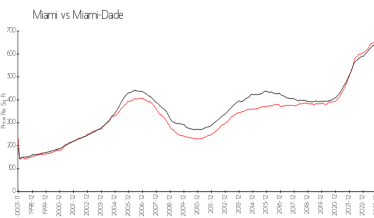
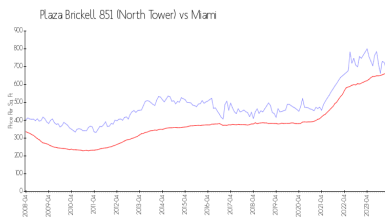
Building Association Information

Plaza on Brickell Condo Association Tower I
786-220-5959

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 5210 | 1,278 sq ft | Apr 2024 | \$1,025,000 | \$802 |
| 4400 | 774 sq ft | Feb 2024 | \$545,000 | \$704 |
| 1506 | 986 sq ft | Jan 2024 | \$629,000 | \$638 |
| 4701 | 774 sq ft | Dec 2023 | \$547,000 | \$707 |
| 4105 | 1,101 sq ft | Dec 2023 | \$849,000 | \$771 |

Market Information



| | | | |
|-----------------------------------|---------------|-------------|---------------|
| Plaza Brickell 851 (North Tower): | \$734/sq. ft. | Miami: | \$665/sq. ft. |
| Miami: | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|----------------------------------|----|
| Plaza Brickell 851 (North Tower) | 2% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Plaza Brickell 851 (North Tower)

74 days

Miami

84 days

Miami-Dade

81 days