

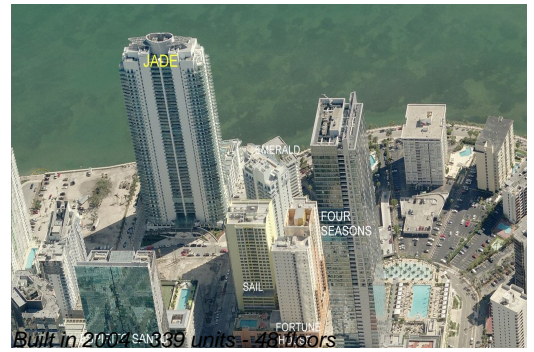
Unit 4705 - Jade Brickell

4705 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11395245
Status:	Active
Size:	4,015 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$12,000,000
List PPSF:	\$2,989
Valuated Price:	\$5,674,000
Valuated PPSF:	\$1,413

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:	338
Number of active listings for rent:	16
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

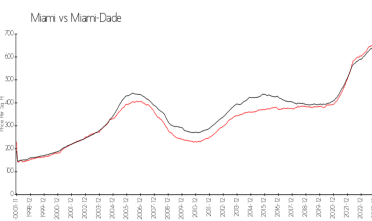
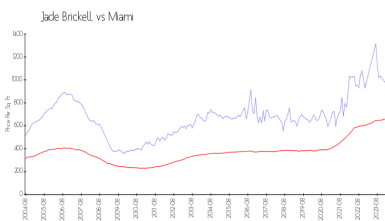
Building Association Information

Jade at Brickell Bay Condominium
(305) 533-1945

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
BL-43	1,640 sq ft	Apr 2024	\$1,600,000	\$976
3511	3,415 sq ft	Apr 2024	\$3,975,000	\$1,164
1008	1,529 sq ft	Mar 2024	\$1,100,000	\$719
1102	1,529 sq ft	Mar 2024	\$1,025,000	\$670
2602	1,529 sq ft	Nov 2023	\$1,250,000	\$818

Market Information



Jade Brickell:	\$941/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Jade Brickell	5%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Jade Brickell
Miami
Miami-Dade

73 days
84 days
81 days