

# Unit 3309 - Courts

3309 - 801 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11436045  
 Status: Active  
 Size: 1,488 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,595,000  
 List PPSF: \$1,072  
 Valuated Price: \$1,469,000  
 Valuated PPSF: \$987

*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: 319  
 Number of active listings for rent: 13  
 Number of active listings for sale: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

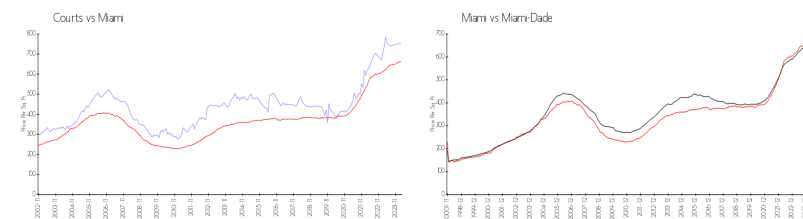
## Building Association Information

Courts Brickell Key condominium association  
 (305) 416-5120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	863 sq ft	Mar 2024	\$570,000	\$660
2206	863 sq ft	Feb 2024	\$535,000	\$620
1112	1,397 sq ft	Feb 2024	\$870,000	\$623
1201	1,280 sq ft	Jan 2024	\$830,000	\$648
409	1,878 sq ft	Sep 2023	\$1,200,000	\$639

## Market Information



Courts: \$754/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Courts 2%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Courts  
Miami  
Miami-Dade

74 days  
84 days  
81 days