# Unit 703 - Brickell House

703 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131



## Unit Information

| | |
|---|---|
| MLS Number: | A11445835 |
| Status: | Pending |
| Size: | 701 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | $574,000 |
| List PPSF: | $819 |
| Valuated Price: | $567,000 |
| Valuated PPSF: | $809 |

*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.*
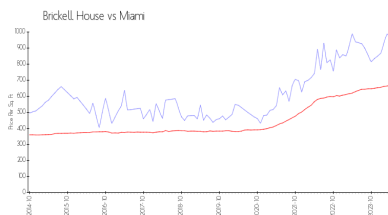


*Built in 2014 - 374 units - 45 floors*

## Building Information

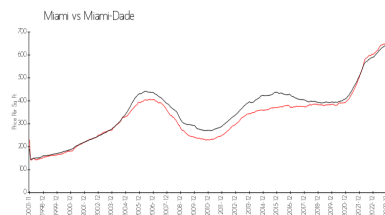| | |
|---|---|
| Number of units: | 374 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 2 |

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 3202 | 1,308 sq ft | Mar 2024 | $1,250,000 | $956 |
| 2905 | 1,076 sq ft | Feb 2024 | $1,042,000 | $968 |
| 2202 | 1,012 sq ft | Jan 2024 | $790,000 | $781 |
| 3207 | 969 sq ft | Jan 2024 | $835,000 | $862 |
| 4204 | 2,365 sq ft | Dec 2023 | $1,920,000 | $812 |
| 2811 | 653 sq ft | Dec 2023 | $575,000 | $881 |

## Market Information





| | | | | |
|---|---|---|---|---|
| Brickell House: | $970/sq. ft. | | Miami: | $669/sq. ft. |
| Miami: | $669/sq. ft. | | Miami-Dade: | $698/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Brickell House | 1% |
| Miami | 4% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Brickell House | 124 days |
| Miami | 84 days |
| Miami-Dade | 81 days |