

# Unit 3700 - Plaza Brickell 851 (North Tower)

3700 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11449832  
 Status: Active  
 Size: 774 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$579,000  
 List PPSF: \$748  
 Valuated Price: \$538,000  
 Valuated PPSF: \$695

*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: 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

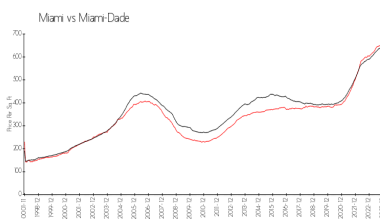
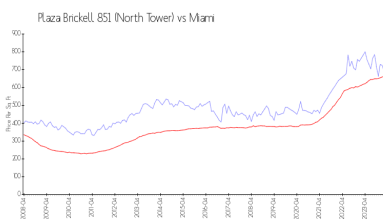
## Building Association Information

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