

# Unit 106 - Point View on the Bay

106 - 1430 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11474557  
 Status: Active  
 Size: 750 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$425,000  
 List PPSF: \$567  
 Valuated Price: \$361,000  
 Valuated PPSF: \$481

*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: 97  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

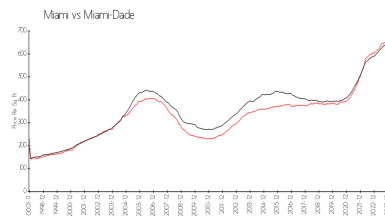
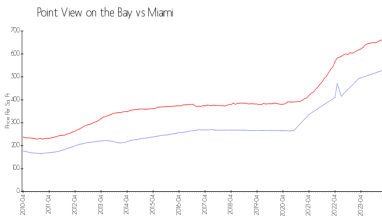
## Building Association Information

PointView  
 Address: 1430 Brickell Bay Dr,  
 Miami, FL 33131,  
 Phone:+1 305-374-4321

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	750 sq ft	Mar 2024	\$300,000	\$400
602	750 sq ft	Feb 2024	\$290,000	\$387

## Market Information

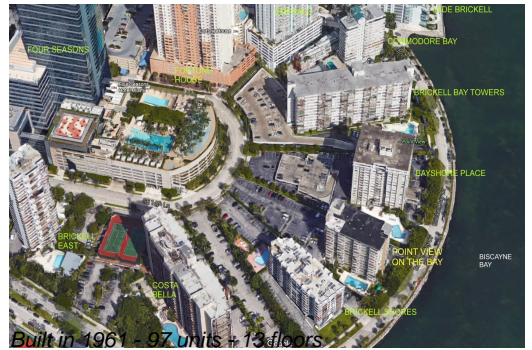


Point View on the Bay:	\$531/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Point View on the Bay: 1%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Point View on the Bay  
Miami  
Miami-Dade

175 days  
84 days  
81 days