

# Unit 2523 - Club @ Brickell Bay

2523 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11482803
Status:	Active
Size:	1,105 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$724,900
List PPSF:	\$656
Valuated Price:	\$575,000
Valuated PPSF:	\$520

*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:	643
Number of active listings for rent:	36
Number of active listings for sale:	53
Building inventory for sale:	8%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

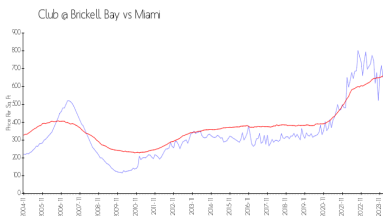
## Building Association Information

The Club at Brickell Bay Condo Association  
305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2412	818 sq ft	Mar 2024	\$465,000	\$568
3114	818 sq ft	Mar 2024	\$499,000	\$610
3701	1,105 sq ft	Feb 2024	\$1,030,000	\$932
2008	825 sq ft	Jan 2024	\$497,000	\$602
3906	825 sq ft	Dec 2023	\$490,000	\$594
PH4101	1,105 sq ft	Dec 2023	\$1,030,000	\$932
1616	425 sq ft	Dec 2023	\$420,000	\$988
1908	825 sq ft	Dec 2023	\$520,000	\$630

## Market Information



Club @ Brickell Bay: \$564/sq. ft.  
Miami: \$665/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Club @ Brickell Bay	8%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Club @ Brickell Bay	68 days
Miami	84 days
Miami-Dade	81 days