

# Unit 3922 - Club @ Brickell Bay

3922 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11484287                                |
| Status:         | Active                                   |
| Size:           | 825 Sq ft.                               |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$535,000                                |
| List PPSF:      | \$648                                    |
| Valuated Price: | \$536,000                                |
| Valuated PPSF:  | \$650                                    |

*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   |

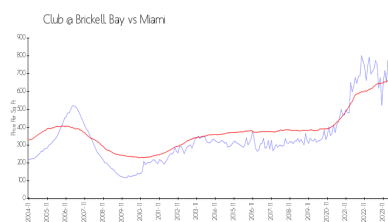
## Building Association Information

The Club at Brickell Bay Condo Association  
305.503.2400

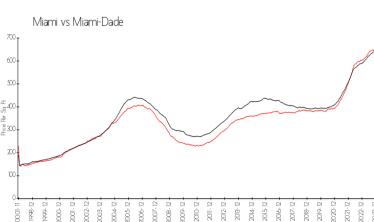
## Recent Sales

| 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



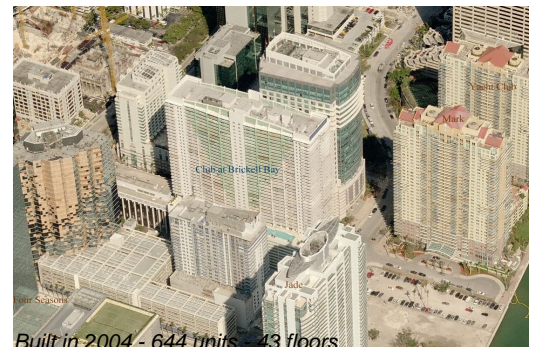
Club @ Brickell Bay: \$613/sq. ft.  
Miami: \$669/sq. ft.



Miami: \$669/sq. ft.  
Miami-Dade: \$698/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 |