

# Unit 2508 - Jade Brickell

2508 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11489753
Status:	Active
Size:	1,529 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,490,000
List PPSF:	\$974
Valuated Price:	\$1,257,000
Valuated PPSF:	\$822

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:	338
Number of active listings for rent:	16
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

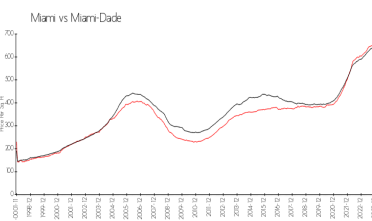
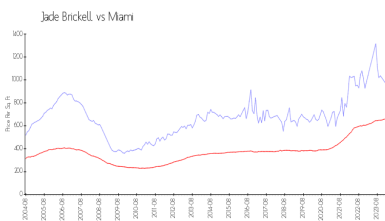
## Building Association Information

Jade at Brickell Bay Condominium  
(305) 533-1945

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
BL-43	1,640 sq ft	Apr 2024	\$1,600,000	\$976
3511	3,415 sq ft	Apr 2024	\$3,975,000	\$1,164
1008	1,529 sq ft	Mar 2024	\$1,100,000	\$719
1102	1,529 sq ft	Mar 2024	\$1,025,000	\$670
2602	1,529 sq ft	Nov 2023	\$1,250,000	\$818

## Market Information

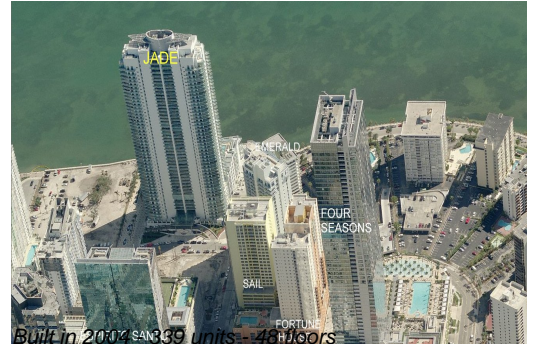


Jade Brickell:	\$941/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Jade Brickell	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

73 days  
84 days  
81 days