

Unit 3201 - Brickell House

3201 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11494989
Status:	Pending
Size:	969 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$849,999
List PPSF:	\$877
Valuated Price:	\$926,000
Valuated PPSF:	\$956

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.

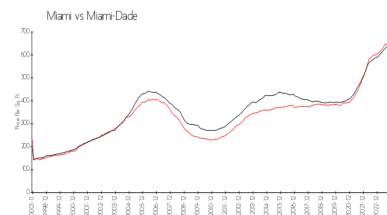
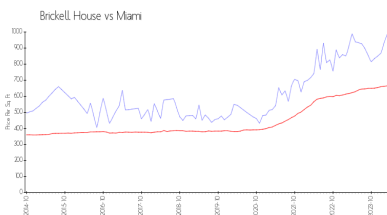
Building Information

Number of units:	374
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3202	1,308 sq ft	Mar 2024	\$1,250,000	\$956
2905	1,076 sq ft	Feb 2024	\$1,042,000	\$968
2202	1,012 sq ft	Jan 2024	\$790,000	\$781
3207	969 sq ft	Jan 2024	\$835,000	\$862
4204	2,365 sq ft	Dec 2023	\$1,920,000	\$812
2811	653 sq ft	Dec 2023	\$575,000	\$881

Market Information



Brickell House:	\$987/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Brickell House	1%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Brickell House	124 days
Miami	84 days
Miami-Dade	81 days



Built in 2014 - 374 units - 45 floors