

# Unit PH102 - Brickell Bay Club

PH102 - 2333 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11495643
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking,Valet Parking
View:	
List Price:	\$1,150,000
List PPSF:	\$788
Valuated Price:	\$904,000
Valuated PPSF:	\$619

*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:	439
Number of active listings for rent:	9
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

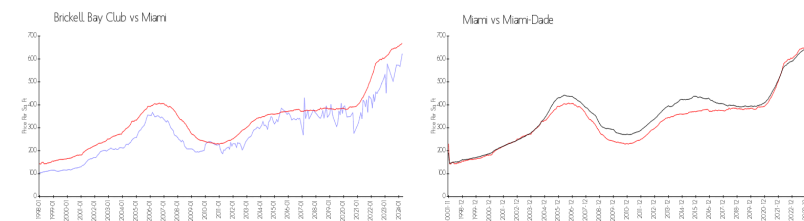
## Building Association Information

Brickell Bay Club Condominium Association Inc  
(305) 856-2255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1012	1,760 sq ft	Feb 2024	\$748,000	\$425
2212	1,460 sq ft	Dec 2023	\$665,000	\$455
1705	1,460 sq ft	Nov 2023	\$900,000	\$616
1116	1,460 sq ft	Nov 2023	\$740,000	\$507
1511	1,460 sq ft	Nov 2023	\$870,000	\$596

## Market Information

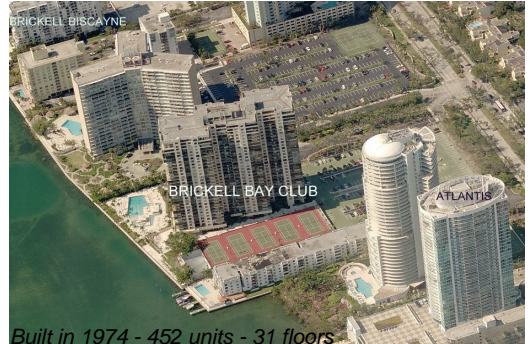


Brickell Bay Club:	\$624/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Brickell Bay Club	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Brickell Bay Club	43 days
Miami	84 days
Miami-Dade	81 days