

# Unit 3924 - Club @ Brickell Bay

3924 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11519667  
 Status: Active  
 Size: 1,232 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Deeded Parking,Valet Parking  
 View:  
 List Price: \$999,999  
 List PPSF: \$812  
 Valuated Price: \$736,000  
 Valuated PPSF: \$597

*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: 28  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

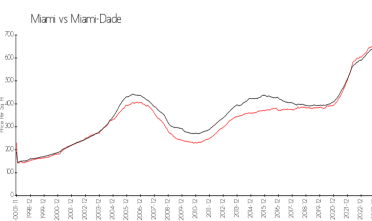
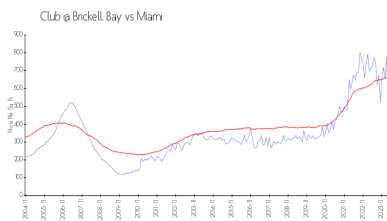
## Building Association Information

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.

Miami: \$665/sq. ft.  
 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 | 67 days |
| Miami               | 84 days |
| Miami-Dade          | 81 days |