

# Unit 1043 - Four Ambassadors 3

1043 - 825 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11526562
Status:	Active
Size:	580 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Covered Parking
View:	
List Price:	\$395,000
List PPSF:	\$681
Valuated Price:	\$245,000
Valuated PPSF:	\$422

*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:	171
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

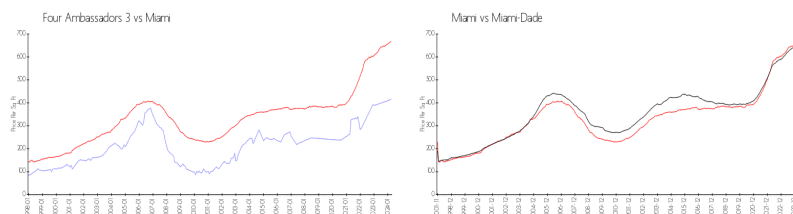
## Building Association Information

Four Ambassadors Association INC  
Homeowners association (305) 374-6270

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
847	990 sq ft	Apr 2024	\$375,000	\$379
1044	990 sq ft	Dec 2023	\$390,000	\$394
747	990 sq ft	Dec 2023	\$364,000	\$368
1947	990 sq ft	Sep 2023	\$385,000	\$389

## Market Information



Four Ambassadors 3: \$416/sq. ft.  
Miami: \$669/sq. ft.

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

## Inventory for Sale

Four Ambassadors 3	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Four Ambassadors 3	41 days
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Built in 1967 - 171 units (726 in Complex) - 19 floors

Miami  
Miami-Dade

84 days  
81 days