

Unit 4400 - Brickell House

4400 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11530713
 Status: Active
 Size: 6,902 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 7
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Deeded Parking,Guest Parking,Space Purchased,Valet Parking

View:
 List Price: \$12,500,000
 List PPSF: \$1,811
 Valuated Price: \$9,388,000
 Valuated PPSF: \$1,360



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.

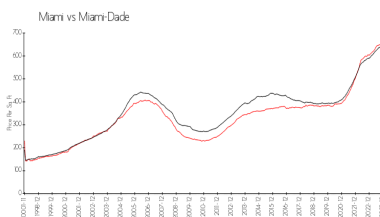
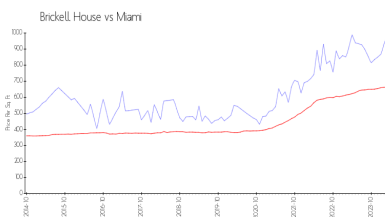
Building Information

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