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:	$9,222,000
Valuated PPSF:	$1,336

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.
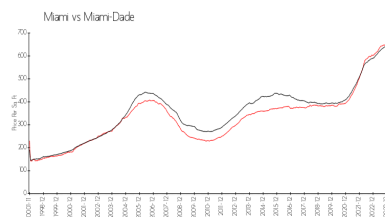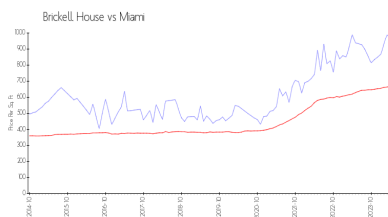

Built in 2014 - 374 units - 45 floors

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:	6
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:	$970/sq. ft.		Miami:	$669/sq. ft.
Miami:	$669/sq. ft.		Miami-Dade:	$698/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