

Unit 300 - Plaza Brickell 851 (North Tower)

300 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

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|-----------------|--|
| MLS Number: | A11536677 |
| Status: | Active |
| Size: | 704 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$579,999 |
| List PPSF: | \$824 |
| Valuated Price: | \$329,000 |
| Valuated PPSF: | \$467 |

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

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|--|-----|
| Number of units: | 559 |
| Number of active listings for rent: | 37 |
| Number of active listings for sale: | 13 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 20 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

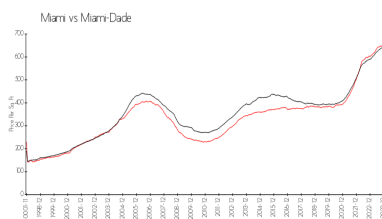
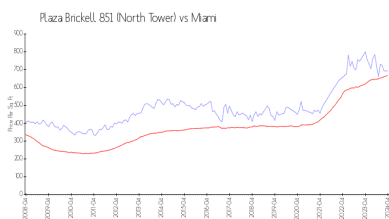
Building Association Information

Plaza on Brickell Condo Association Tower I
786-220-5959

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 5210 | 1,278 sq ft | Apr 2024 | \$1,025,000 | \$802 |
| 4400 | 774 sq ft | Feb 2024 | \$545,000 | \$704 |
| 1506 | 986 sq ft | Jan 2024 | \$629,000 | \$638 |
| 4701 | 774 sq ft | Dec 2023 | \$547,000 | \$707 |
| 4105 | 1,101 sq ft | Dec 2023 | \$849,000 | \$771 |

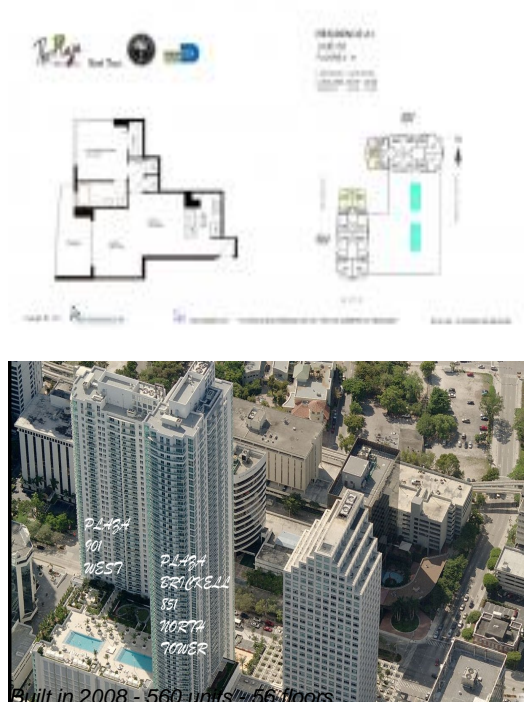
Market Information



| | | | |
|-----------------------------------|---------------|-------------|---------------|
| Plaza Brickell 851 (North Tower): | \$692/sq. ft. | Miami: | \$669/sq. ft. |
| Miami: | \$669/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|----------------------------------|----|
| Plaza Brickell 851 (North Tower) | 2% |
| Miami | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------------------|---------|
| Plaza Brickell 851 (North Tower) | 74 days |
| Miami | 84 days |
| Miami-Dade | 81 days |