

# Unit 1807 - Jade Brickell

1807 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11539770
Status:	Active
Size:	2,130 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Other Parking,Valet Parking
View:	
List Price:	\$3,500,000
List PPSF:	\$1,643
Valuated Price:	\$2,099,000
Valuated PPSF:	\$985

*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:	338
Number of active listings for rent:	16
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

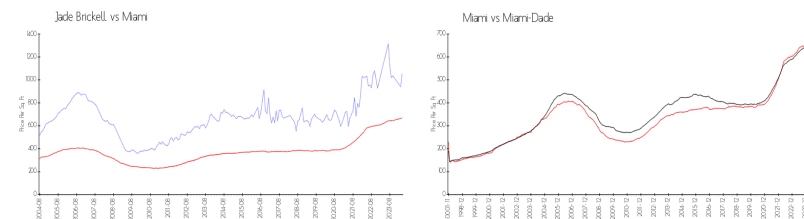
## Building Association Information

Jade at Brickell Bay Condominium  
(305) 533-1945

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
BL-43	1,640 sq ft	Apr 2024	\$1,600,000	\$976
3511	3,415 sq ft	Apr 2024	\$3,975,000	\$1,164
1008	1,529 sq ft	Mar 2024	\$1,100,000	\$719
1102	1,529 sq ft	Mar 2024	\$1,025,000	\$670
2602	1,529 sq ft	Nov 2023	\$1,250,000	\$818

## Market Information

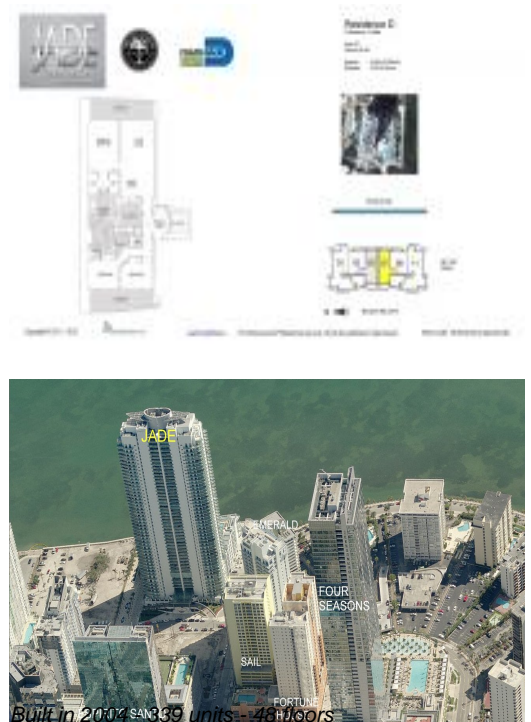


Jade Brickell:	\$1058/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Jade Brickell	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

71 days  
84 days  
81 days