

# 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: \$1,867,000  
 Valuated PPSF: \$877

*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: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

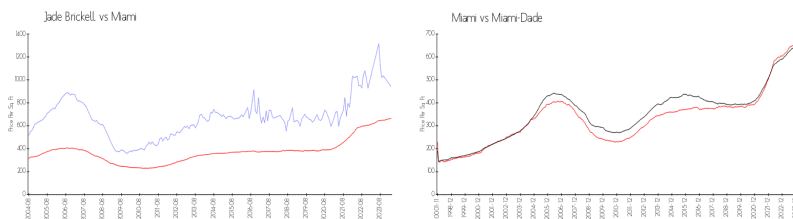
## Building Association Information

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

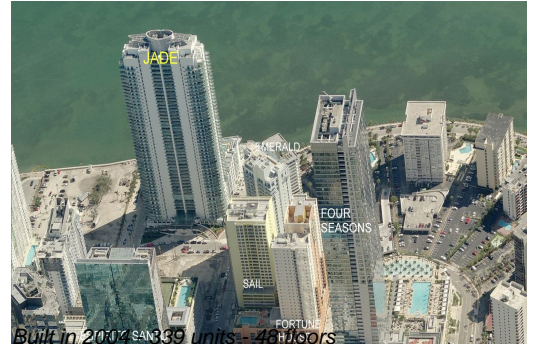


Jade Brickell: \$941/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

73 days  
84 days  
81 days