

# Unit 3312 - Club @ Brickell Bay

3312 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11541182  
 Status: Active  
 Size: 818 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$490,000  
 List PPSF: \$599  
 Valuated Price: \$509,000  
 Valuated PPSF: \$622

*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: 643  
 Number of active listings for rent: 36  
 Number of active listings for sale: 53  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

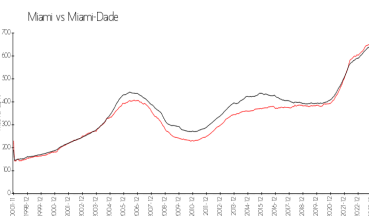
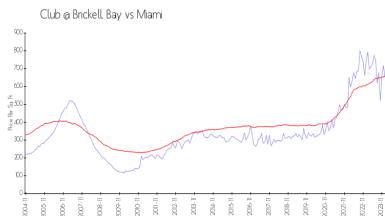
## Building Association Information

The Club at Brickell Bay Condo Association  
 305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2412	818 sq ft	Mar 2024	\$465,000	\$568
3114	818 sq ft	Mar 2024	\$499,000	\$610
3701	1,105 sq ft	Feb 2024	\$1,030,000	\$932
2008	825 sq ft	Jan 2024	\$497,000	\$602
3906	825 sq ft	Dec 2023	\$490,000	\$594
PH4101	1,105 sq ft	Dec 2023	\$1,030,000	\$932
1616	425 sq ft	Dec 2023	\$420,000	\$988
1908	825 sq ft	Dec 2023	\$520,000	\$630

## Market Information



Club @ Brickell Bay: \$564/sq. ft.  
 Miami: \$665/sq. ft.

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 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Club @ Brickell Bay: 8%  
 Miami: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

Club @ Brickell Bay	68 days
Miami	84 days
Miami-Dade	81 days