

Unit 2203 - Jade Brickell

2203 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11545527 |
| Status: | Active |
| Size: | 1,730 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Street Parking, Valet Parking |
| View: | |
| List Price: | \$2,150,000 |
| List PPSF: | \$1,243 |
| Valuated Price: | \$1,315,000 |
| Valuated PPSF: | \$760 |

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 |

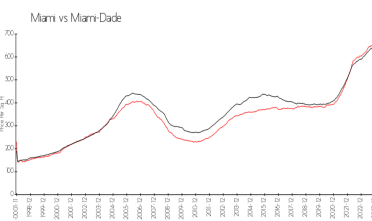
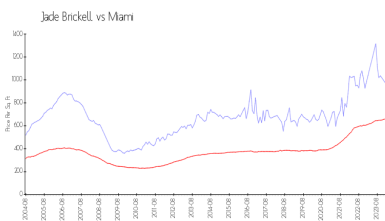
Building Association Information

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