

# Unit 3506 - Plaza Brickell 851 (North Tower)

3506 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11548950
Status:	Active Under Contract
Size:	986 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$798,000
List PPSF:	\$809
Valuated Price:	\$706,000
Valuated PPSF:	\$716

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:	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:	8
Number of sales over the last 3 months:	2

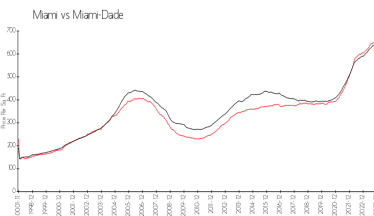
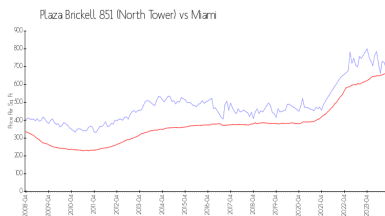
## Building Association Information

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):	\$734/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/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