

# Unit 4303 - Club @ Brickell Bay

4303 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11555745  
 Status: Active  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$575,000  
 List PPSF: \$697  
 Valuated Price: \$486,000  
 Valuated PPSF: \$589

*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

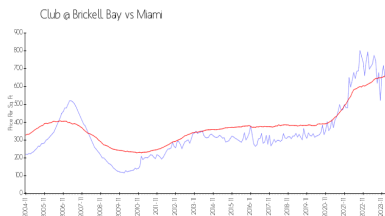
## Building Association Information

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.

Miami: \$665/sq. ft.  
 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	67 days
Miami	84 days
Miami-Dade	81 days