

# Unit 4206 - Plaza Brickell 851 (North Tower)

4206 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11561889                               |
| Status:         | Active                                  |
| Size:           | 986 Sq ft.                              |
| Bedrooms:       | 2                                       |
| Full Bathrooms: | 2                                       |
| Half Bathrooms: |   |
| Parking Spaces: | 1 Space,Assigned Parking,Parking Garage |
| View:           | Bay,Water View                          |
| Rental Price:   | \$4,850                                 |
| List PPSF:      | \$5                                     |
| Valuated Price: | \$714,000                               |
| Valuated PPSF:  | \$724                                   |

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.

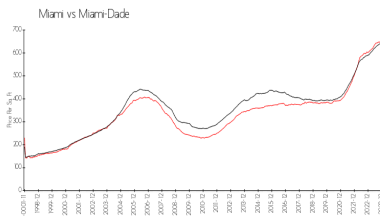
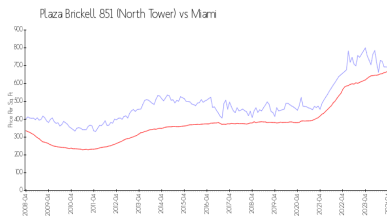
## Building Information

|  |     |
|--|-----|
| 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:  | 6   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Plaza on Brickell Condo Association Tower I  
786-220-5959

## Market Information



|                                   |               |             |               |
|-----------------------------------|---------------|-------------|---------------|
| Plaza Brickell 851 (North Tower): | \$692/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:                            | \$669/sq. ft. | Miami-Dade: | \$698/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 |

