

Unit 845 - Four Ambassadors 3

845 - 825 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11565956
Status:	Active
Size:	990 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$430,000
List PPSF:	\$434
Valuated Price:	\$405,000
Valuated PPSF:	\$409

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:	171
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

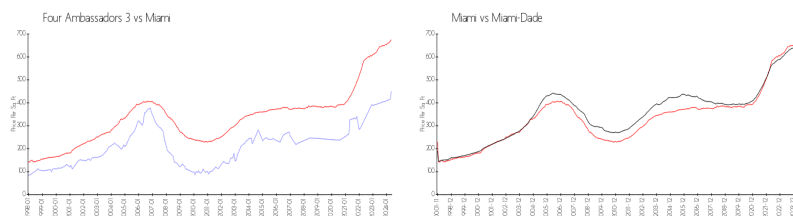
Building Association Information

Four Ambassadors Association INC
Homeowners association (305) 374-6270

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1449	580 sq ft	Apr 2024	\$225,000	\$388
847	990 sq ft	Apr 2024	\$375,000	\$379
1044	990 sq ft	Dec 2023	\$390,000	\$394
747	990 sq ft	Dec 2023	\$364,000	\$368
1947	990 sq ft	Sep 2023	\$385,000	\$389

Market Information

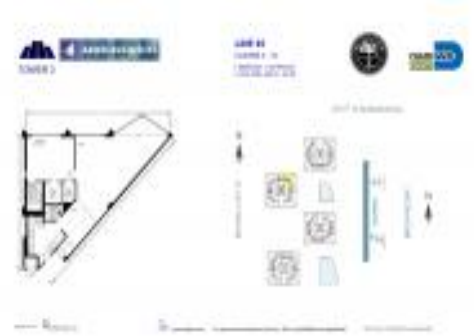


Four Ambassadors 3:	\$449/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Four Ambassadors 3	2%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Built in 1967 - 171 units (726 in Complex) - 19 floors

Four Ambassadors 3	41 days
Miami	83 days
Miami-Dade	81 days