

# Unit 2007 - Jade Brickell

2007 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11572459        |
| Status:         | Active           |
| Size:           | 2,130 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 3                |
| Half Bathrooms: |                  |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$2,950,000      |
| List PPSF:      | \$1,385          |
| Valuated Price: | \$2,141,000      |
| Valuated PPSF:  | \$1,005          |

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:      | 18  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 4   |

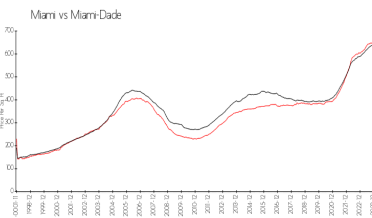
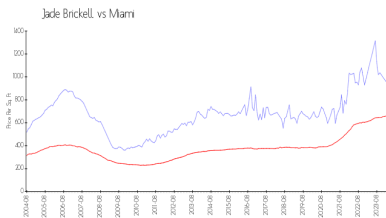
## Building Association Information

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

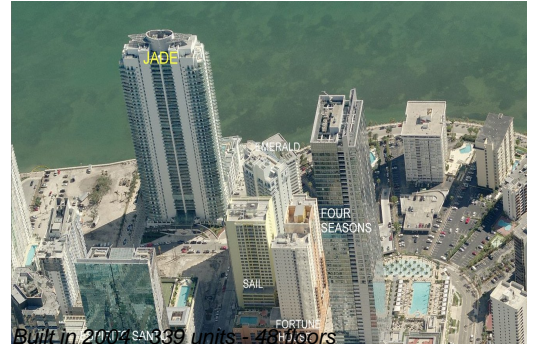


|                |                |             |               |
|----------------|----------------|-------------|---------------|
| Jade Brickell: | \$1058/sq. ft. | Miami:      | \$669/sq. ft. |
| Miami:         | \$669/sq. ft.  | Miami-Dade: | \$695/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Jade Brickell | 5% |
| Miami         | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

76 days  
84 days  
81 days