

Unit 3400 - Brickell House

3400 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11575605
Status:	Active
Size:	965 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$750,000
List PPSF:	\$777
Valuated Price:	\$821,000
Valuated PPSF:	\$968

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.

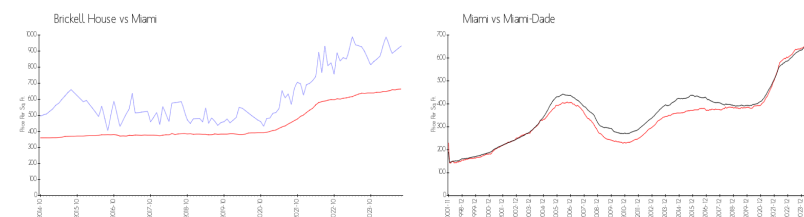
Building Information

Number of units:	374
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4201	2,365 sq ft	Sep 2024	\$2,125,000	\$899
1207	701 sq ft	Aug 2024	\$590,000	\$842
3305	1,076 sq ft	Aug 2024	\$1,042,000	\$968
1802	1,012 sq ft	Aug 2024	\$800,000	\$791
3106	1,308 sq ft	May 2024	\$1,200,000	\$917
3201	969 sq ft	May 2024	\$808,000	\$834

Market Information



Brickell House:	\$932/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Brickell House	2%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Brickell House	85 days
Miami	85 days
Miami-Dade	85 days

