

# Unit 3608 - Club @ Brickell Bay

3608 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11581913  
 Status: Active  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$530,000  
 List PPSF: \$642  
 Valuated Price: \$527,000  
 Valuated PPSF: \$639

*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: 57  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

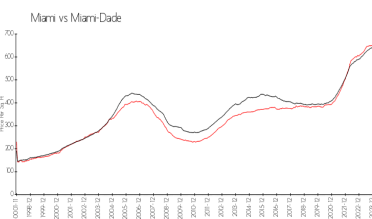
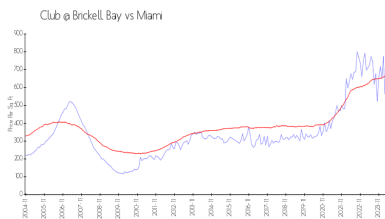
## Building Association Information

The Club at Brickell Bay Condo Association  
 305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	740 sq ft	Jun 2024	\$425,000	\$574
3312	818 sq ft	Jun 2024	\$450,000	\$550
1521	825 sq ft	Jun 2024	\$465,000	\$564
1907	778 sq ft	May 2024	\$425,250	\$547
3814	818 sq ft	May 2024	\$490,000	\$599

## Market Information



Club @ Brickell Bay: \$590/sq. ft.  
 Miami: \$673/sq. ft.

Miami: \$673/sq. ft.  
 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Club @ Brickell Bay: 9%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay  
Miami  
Miami-Dade

61 days  
83 days  
81 days