

Unit 1604 - Jade Brickell

1604 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11586663
 Status: Active
 Size: 895 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Electric Vehicle Charging Station,Guest Parking

View:
 List Price: \$769,000
 List PPSF: \$859
 Valuated Price: \$678,000
 Valuated PPSF: \$758

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: 12
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

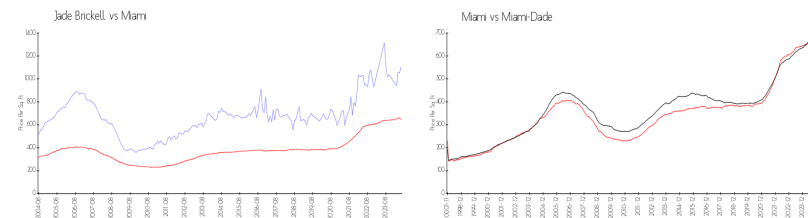
Building Association Information

Jade at Brickell Bay Condominium
 (305) 533-1945

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3903	1,730 sq ft	Jul 2024	\$1,870,000	\$1,081
BL23	1,246 sq ft	Jun 2024	\$1,220,000	\$979
2701	1,878 sq ft	May 2024	\$2,100,000	\$1,118
BL-43	1,640 sq ft	Apr 2024	\$1,600,000	\$976
3511	3,415 sq ft	Apr 2024	\$3,975,000	\$1,164

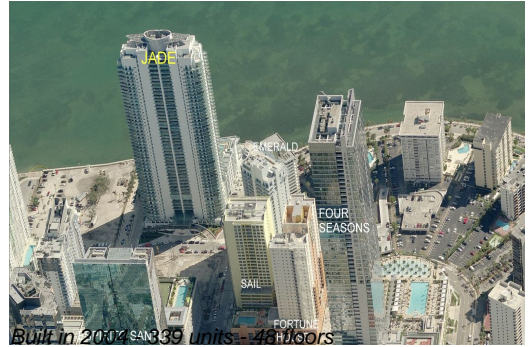
Market Information



Jade Brickell: \$1107/sq. ft.
 Miami: \$645/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Jade Brickell	68 days
Miami	84 days
Miami-Dade	83 days