

# Unit 1810 - Plaza Brickell 851 (North Tower)

1810 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11587798  
 Status: Active  
 Size: 1,278 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$910,000  
 List PPSF: \$712  
 Valuated Price: \$965,000  
 Valuated PPSF: \$755

*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: 559  
 Number of active listings for rent: 37  
 Number of active listings for sale: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

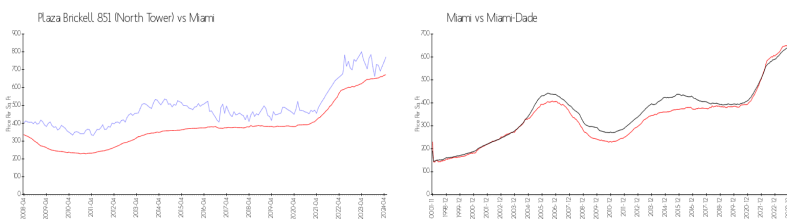
## Building Association Information

Plaza on Brickell Condo Association Tower I  
 786-220-5959

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2901	774 sq ft	Jun 2024	\$520,000	\$672
3506	986 sq ft	May 2024	\$795,000	\$806
2002	688 sq ft	May 2024	\$520,000	\$756
3603	688 sq ft	Apr 2024	\$515,000	\$749
5210	1,278 sq ft	Apr 2024	\$1,025,000	\$802

## Market Information



Plaza Brickell 851 (North Tower):	\$771/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Plaza Brickell 851 (North Tower)	2%
Miami	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Plaza Brickell 851 (North Tower)	75 days
Miami	83 days
Miami-Dade	82 days