

Unit 3201 - Club @ Brickell Bay

3201 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11588367
Status:	Active
Size:	1,105 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$910,000
List PPSF:	\$824
Valuated Price:	\$886,000
Valuated PPSF:	\$802

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:	50
Building inventory for sale:	7%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

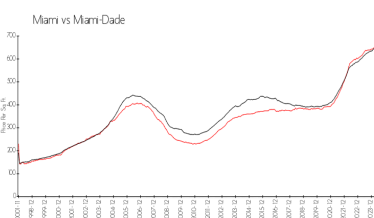
Building Association Information

The Club at Brickell Bay Condo Association
305.503.2400

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3403	825 sq ft	Sep 2024	\$505,000	\$612
1516	425 sq ft	Sep 2024	\$350,000	\$824
3608	825 sq ft	Sep 2024	\$480,000	\$582
1805	740 sq ft	Sep 2024	\$435,000	\$588
3723	1,105 sq ft	Sep 2024	\$750,000	\$679
1823	1,105 sq ft	Sep 2024	\$760,000	\$688

Market Information



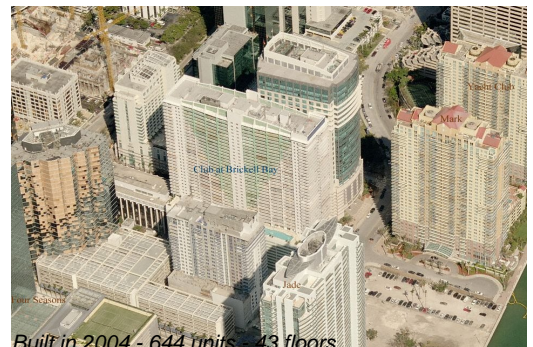
Club @ Brickell Bay:	\$700/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Club @ Brickell Bay	8%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Club @ Brickell Bay	76 days
Miami	85 days



Miami-Dade

85 days