

Unit 3609 - Plaza Brickell 901 (West Tower)

3609 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11590103
Status:	Active
Size:	639 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$524,900
List PPSF:	\$821
Valuated Price:	\$479,000
Valuated PPSF:	\$750

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:	440
Number of active listings for rent:	14
Number of active listings for sale:	16
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

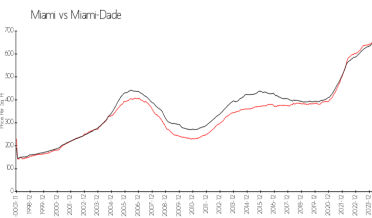
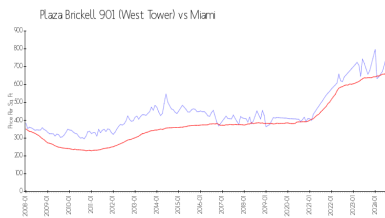
Building Association Information

Plaza on Brickell Condo Association Tower II
786-220-5949 & (786) 220-5943

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1601	774 sq ft	Aug 2024	\$499,000	\$645
4210	1,289 sq ft	Aug 2024	\$1,170,000	\$908
911	1,289 sq ft	Jul 2024	\$765,000	\$593
2510	1,289 sq ft	May 2024	\$845,000	\$656
2705	1,120 sq ft	Mar 2024	\$658,350	\$588

Market Information



Plaza Brickell 901 (West Tower):	\$661/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Plaza Brickell 901 (West Tower)	4%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Plaza Brickell 901 (West Tower)	62 days
Miami	85 days
Miami-Dade	84 days