

# Unit 1601 - Courts

1601 - 801 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11590682  
 Status: Active  
 Size: 1,280 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Deeded Parking  
 View:  
 List Price: \$1,050,000  
 List PPSF: \$820  
 Valuated Price: \$959,000  
 Valuated PPSF: \$749

*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: 319  
 Number of active listings for rent: 13  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 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: 4

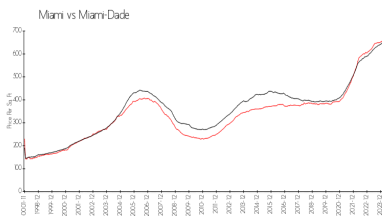
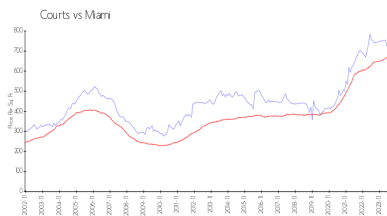
## Building Association Information

Courts Brickell Key condominium association  
 (305) 416-5120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3004	1,493 sq ft	May 2024	\$1,125,000	\$754
2005	878 sq ft	May 2024	\$525,000	\$598
1804	1,493 sq ft	May 2024	\$1,050,000	\$703
1906	863 sq ft	Mar 2024	\$570,000	\$660
2206	863 sq ft	Feb 2024	\$535,000	\$620
1112	1,397 sq ft	Feb 2024	\$870,000	\$623

## Market Information



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

## Inventory for Sale

Courts 2%  
 Miami 4%  
 Miami-Dade 3%



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

Courts	78 days
Miami	83 days
Miami-Dade	81 days