

# 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:	5
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:	3

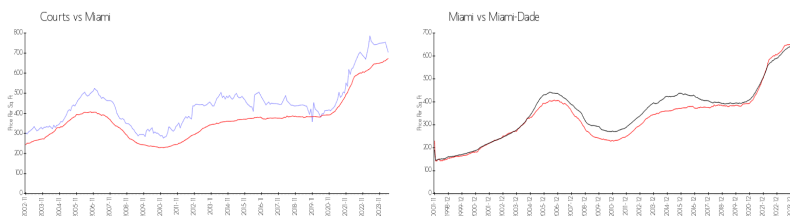
## Building Association Information

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.

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

## Inventory for Sale

Courts	2%
Miami	4%
Miami-Dade	3%



Built in 2002 - 319 units - 32 floors

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

Courts	78 days
Miami	83 days
Miami-Dade	82 days