

# Unit 609 - Brickell Bay Club

609 - 2333 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number: A11592535  
 Status: Active  
 Size: 930 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$549,000  
 List PPSF: \$590  
 Valuated Price: \$436,000  
 Valuated PPSF: \$469

*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: 439  
 Number of active listings for rent: 9  
 Number of active listings for sale: 11  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

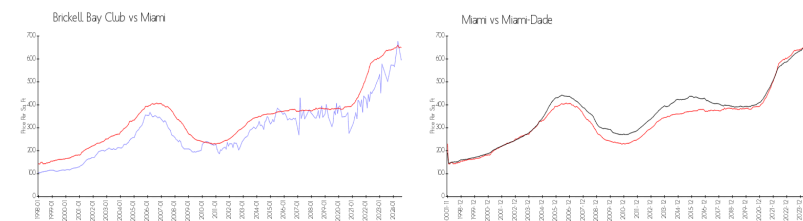
## Building Association Information

Brickell Bay Club Condominium Association Inc  
 (305) 856-2255

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,460 sq ft	Aug 2024	\$1,000,000	\$685
501	1,460 sq ft	Aug 2024	\$940,000	\$644
2302	1,460 sq ft	Aug 2024	\$770,000	\$527
1006	1,460 sq ft	May 2024	\$810,000	\$555
1012	1,760 sq ft	Feb 2024	\$748,000	\$425

## Market Information

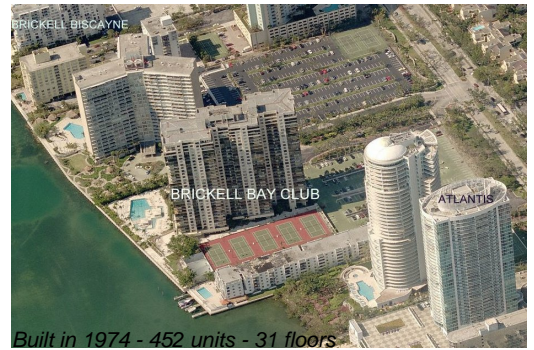


Brickell Bay Club: \$595/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Brickell Bay Club 3%  
 Miami 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Brickell Bay Club  
Miami  
Miami-Dade

64 days  
84 days  
84 days