

# Unit 3305 - Brickell House

3305 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11599091
Status:	Active
Size:	1,076 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,145,000
List PPSF:	\$1,064
Valuated Price:	\$1,029,000
Valuated PPSF:	\$956

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.

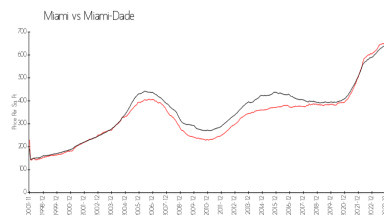
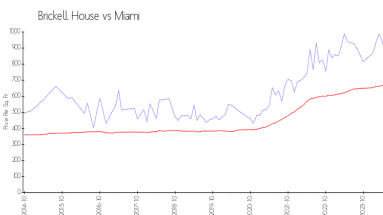
## Building Information

Number of units:	374
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3106	1,308 sq ft	May 2024	\$1,200,000	\$917
3201	969 sq ft	May 2024	\$808,000	\$834
3202	1,308 sq ft	Mar 2024	\$1,250,000	\$956
2905	1,076 sq ft	Feb 2024	\$1,042,000	\$968
2202	1,012 sq ft	Jan 2024	\$790,000	\$781
3207	969 sq ft	Jan 2024	\$835,000	\$862

## Market Information



Brickell House:	\$886/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Brickell House	2%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Brickell House	101 days
Miami	83 days
Miami-Dade	82 days

