

Unit 3305 - Brickell House

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

Unit Information

MLS Number:	A11599091
Status:	Closed
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:	\$1,083,000
Valuated PPSF:	\$1,007

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.

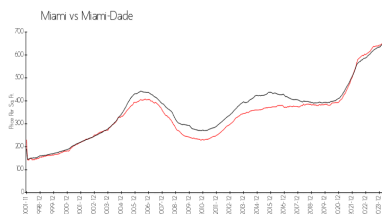
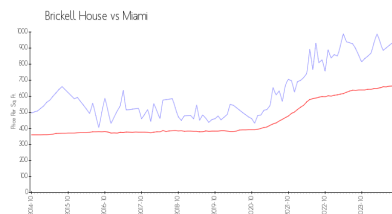
Building Information

Number of units:	374
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4201	2,365 sq ft	Sep 2024	\$2,125,000	\$899
1207	701 sq ft	Aug 2024	\$590,000	\$842
3305	1,076 sq ft	Aug 2024	\$1,042,000	\$968
1802	1,012 sq ft	Aug 2024	\$800,000	\$791
3106	1,308 sq ft	May 2024	\$1,200,000	\$917
3201	969 sq ft	May 2024	\$808,000	\$834

Market Information



Brickell House: \$932/sq. ft.
Miami: \$664/sq. ft.

Miami: \$664/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Brickell House	85 days
Miami	85 days
Miami-Dade	85 days

