

# Unit 1721 - Club @ Brickell Bay

1721 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11599561
Status:	Pending
Size:	825 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$495,000
List PPSF:	\$600
Valuated Price:	\$466,000
Valuated PPSF:	\$565

*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:	643
Number of active listings for rent:	36
Number of active listings for sale:	50
Building inventory for sale:	7%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

## Building Association Information

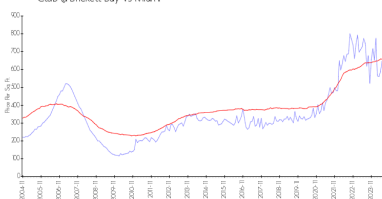
The Club at Brickell Bay Condo Association  
305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3403	825 sq ft	Sep 2024	\$505,000	\$612
1516	425 sq ft	Sep 2024	\$350,000	\$824
3608	825 sq ft	Sep 2024	\$480,000	\$582
1805	740 sq ft	Sep 2024	\$435,000	\$588
3723	1,105 sq ft	Sep 2024	\$750,000	\$679
1823	1,105 sq ft	Sep 2024	\$760,000	\$688

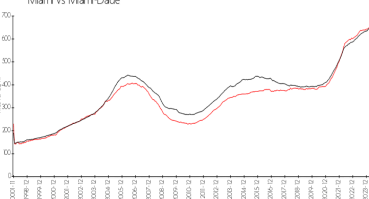
## Market Information

Club @ Brickell Bay vs Miami



Club @ Brickell Bay: \$700/sq. ft.  
Miami: \$664/sq. ft.

Miami vs Miami-Dade



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

## Inventory for Sale

Club @ Brickell Bay	8%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Club @ Brickell Bay	76 days
Miami	85 days
Miami-Dade	85 days

