

# Unit 2303 - Mark

2303 - 1155 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11599690  
 Status: Active  
 Size: 1,140 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$740,000  
 List PPSF: \$649  
 Valuated Price: \$679,000  
 Valuated PPSF: \$596

*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: 359  
 Number of active listings for rent: 16  
 Number of active listings for sale: 21  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

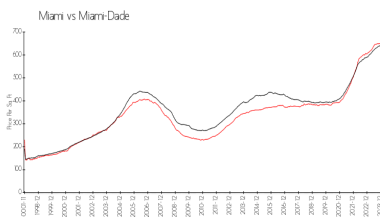
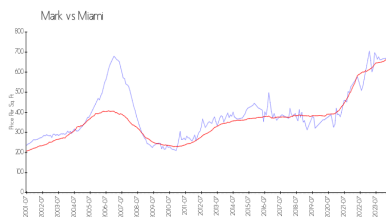
## Building Association Information

Mark On Brickell Condominium  
 (305) 373-0661

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3206	750 sq ft	Jun 2024	\$496,000	\$661
3103	1,140 sq ft	May 2024	\$735,000	\$645
2410	1,200 sq ft	Apr 2024	\$900,000	\$750
2110	1,200 sq ft	Apr 2024	\$880,000	\$733
203	1,140 sq ft	Mar 2024	\$615,000	\$539
2306	750 sq ft	Mar 2024	\$491,000	\$655

## Market Information



Mark: \$635/sq. ft.      Miami: \$673/sq. ft.  
 Miami: \$673/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Mark: 6%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Mark  
Miami  
Miami-Dade

80 days  
83 days  
82 days