

Unit 417 - Brickell Bay Club

417 - 2333 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11602092
Status:	Pending
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$749,000
List PPSF:	\$513
Valuated Price:	\$805,000
Valuated PPSF:	\$551

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

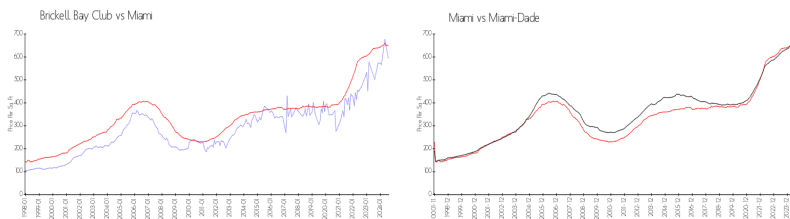
Building Association Information

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

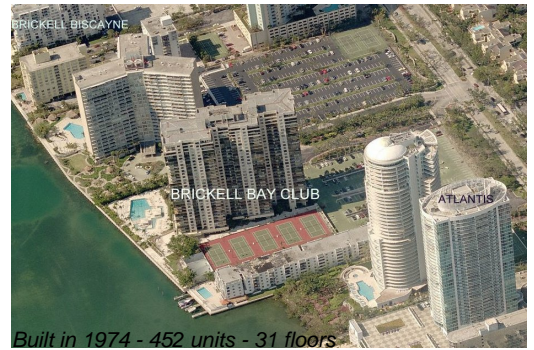


Brickell Bay Club:	\$595/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

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