

Unit 804 - Brickell House

804 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11605384
 Status: Cancelled
 Size: 696 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$589,000
 List PPSF: \$846
 Valuated Price: \$546,000
 Valuated PPSF: \$784

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.

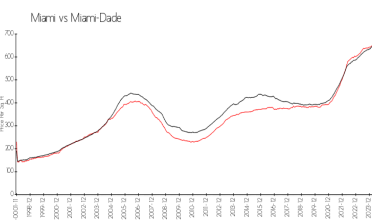
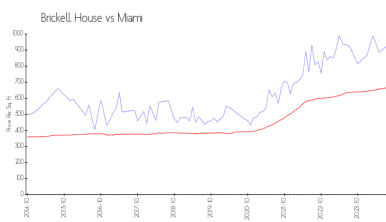
Building Information

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: 12
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$665/sq. ft.
Miami:	\$665/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: 84 days

