

Unit 501 - Plaza Brickell 851 (North Tower)

501 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11610288
 Status: Active
 Size: 704 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$510,000
 List PPSF: \$724
 Valuated Price: \$374,000
 Valuated PPSF: \$531

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: 559
 Number of active listings for rent: 37
 Number of active listings for sale: 15
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 2

Building Association Information

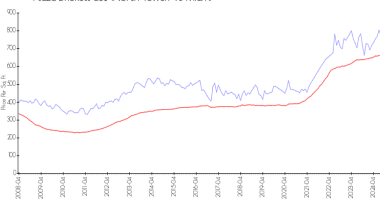
Plaza on Brickell Condo Association Tower I
 786-220-5959

Recent Sales

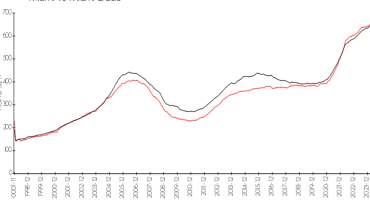
Unit #	Size	Closing Date	Sale Price	PPSF
4203	688 sq ft	Aug 2024	\$555,000	\$807
703	692 sq ft	Jul 2024	\$410,000	\$592
3107	986 sq ft	Jun 2024	\$715,000	\$725
2901	774 sq ft	Jun 2024	\$520,000	\$672
3506	986 sq ft	May 2024	\$795,000	\$806
2002	688 sq ft	May 2024	\$520,000	\$756

Market Information

Plaza Brickell 851 (North Tower) vs Miami



Miami vs Miami-Dade



Plaza Brickell 851 (North Tower):	\$771/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Plaza Brickell 851 (North Tower) 3%
 Miami 4%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Plaza Brickell 851 (North Tower) 73 days
 Miami 85 days



