

# Unit 809 - Brickell House

809 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11620185  
 Status: Active  
 Size: 777 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Other Parking,Valet Parking  
 View:  
 List Price: \$620,000  
 List PPSF: \$798  
 Valuated Price: \$581,000  
 Valuated PPSF: \$748

*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.*

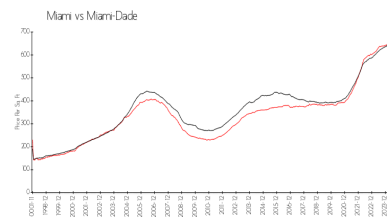
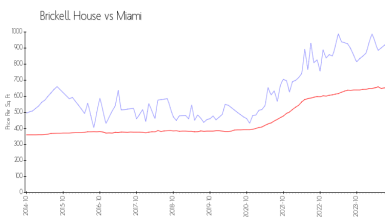
## Building Information

Number of units: 374  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 1%  
 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: \$650/sq. ft.  
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 Miami-Dade: \$697/sq. ft.  
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## Inventory for Sale

Brickell House: 2%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Brickell House: 85 days  
 Miami: 84 days  
 Miami-Dade: 84 days

