

Unit 1108 - Brickell Bay Club

1108 - 2333 Brickell Av, Miami, FL, Miami-Dade 33129

Unit Information

MLS Number:	A11620450
Status:	Active
Size:	960 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$479,000
List PPSF:	\$499
Valuated Price:	\$494,000
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:	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:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

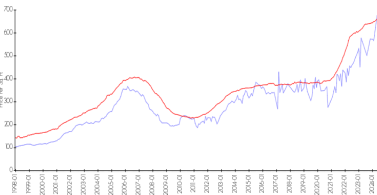
Brickell Bay Club Condominium Association Inc
(305) 856-2255

Recent Sales

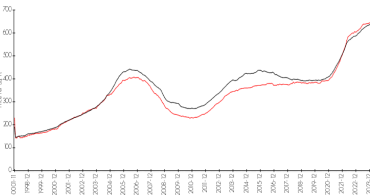
Unit #	Size	Closing Date	Sale Price	PPSF
1006	1,460 sq ft	May 2024	\$810,000	\$555
1012	1,760 sq ft	Feb 2024	\$748,000	\$425
2212	1,460 sq ft	Dec 2023	\$665,000	\$455
1705	1,460 sq ft	Nov 2023	\$900,000	\$616
1116	1,460 sq ft	Nov 2023	\$740,000	\$507
1511	1,460 sq ft	Nov 2023	\$870,000	\$596

Market Information

Brickell Bay Club vs Miami



Miami vs Miami-Dade

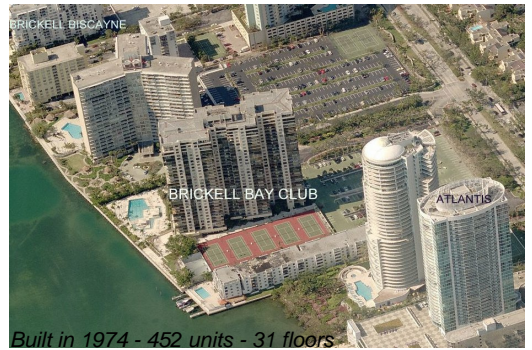


Brickell Bay Club: \$582/sq. ft.
Miami: \$645/sq. ft.

Miami: \$645/sq. ft.
Miami-Dade: \$704/sq. ft.

Inventory for Sale

Brickell Bay Club	3%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Brickell Bay Club	49 days
Miami	84 days
Miami-Dade	83 days