

# Unit 2105 - Jade Brickell

2105 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11620553
Status:	Active
Size:	2,130 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$2,800,000
List PPSF:	\$1,315
Valuated Price:	\$2,104,000
Valuated PPSF:	\$988

*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:	338
Number of active listings for rent:	16
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

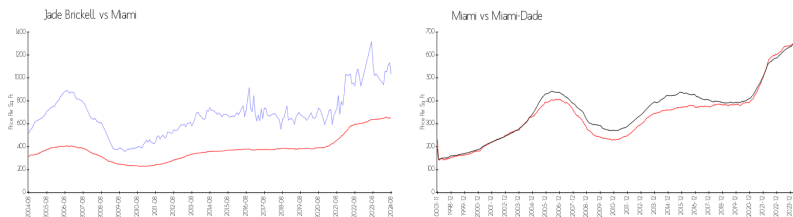
## Building Association Information

Jade at Brickell Bay Condominium  
(305) 533-1945

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2508	1,529 sq ft	Aug 2024	\$1,375,000	\$899
3903	1,730 sq ft	Jul 2024	\$1,870,000	\$1,081
BL23	1,246 sq ft	Jun 2024	\$1,220,000	\$979
2701	1,878 sq ft	May 2024	\$2,100,000	\$1,118
BL-43	1,640 sq ft	Apr 2024	\$1,600,000	\$976
3511	3,415 sq ft	Apr 2024	\$3,975,000	\$1,164

## Market Information

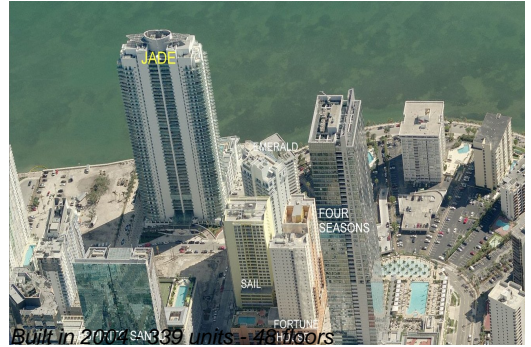


Jade Brickell:	\$1030/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Jade Brickell	3%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Jade Brickell  
Miami  
Miami-Dade

66 days  
84 days  
84 days