

# Unit 3404 - Club @ Brickell Bay

3404 - 1200 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11631755  
 Status: Active  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$560,000  
 List PPSF: \$679  
 Valuated Price: \$614,000  
 Valuated PPSF: \$744

*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: 643  
 Number of active listings for rent: 36  
 Number of active listings for sale: 54  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 10

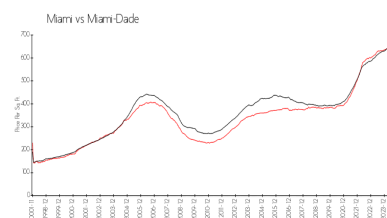
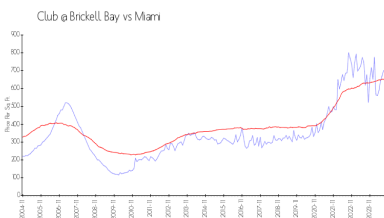
## Building Association Information

The Club at Brickell Bay Condo Association  
 305.503.2400

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3024	1,232 sq ft	Nov 2024	\$815,000	\$662
3410	425 sq ft	Oct 2024	\$382,500	\$900
1721	825 sq ft	Oct 2024	\$475,000	\$576
3403	825 sq ft	Sep 2024	\$505,000	\$612
1516	425 sq ft	Sep 2024	\$350,000	\$824
3608	825 sq ft	Sep 2024	\$480,000	\$582
1805	740 sq ft	Sep 2024	\$435,000	\$588
3723	1,105 sq ft	Sep 2024	\$750,000	\$679
1823	1,105 sq ft	Sep 2024	\$760,000	\$688

## Market Information



Club @ Brickell Bay: \$700/sq. ft.  
 Miami: \$642/sq. ft.

Miami: \$642/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Club @ Brickell Bay: 8%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Club @ Brickell Bay  
Miami  
Miami-Dade

81 days  
87 days  
86 days