

# Unit 2108 - Brickell Bay Club

2108 - 2333 Brickell Av, Miami, FL, Miami-Dade 33129

## Unit Information

MLS Number:	A11640909
Status:	Active
Size:	930 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$449,997
List PPSF:	\$484
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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

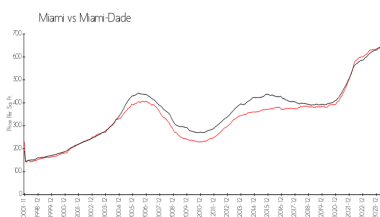
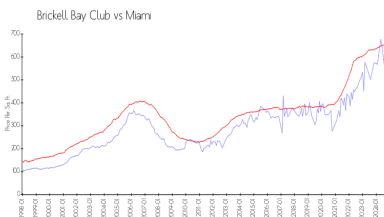
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-102	1,460 sq ft	Nov 2024	\$1,075,000	\$736
512	1,760 sq ft	Oct 2024	\$780,000	\$443
417	1,460 sq ft	Sep 2024	\$715,000	\$490
206	1,460 sq ft	Aug 2024	\$1,000,000	\$685
501	1,460 sq ft	Aug 2024	\$940,000	\$644
2302	1,460 sq ft	Aug 2024	\$770,000	\$527

## Market Information



Brickell Bay Club:	\$528/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Brickell Bay Club	2%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Brickell Bay Club	72 days
Miami	86 days
Miami-Dade	86 days

