

Unit 2205 - Plaza Brickell 851 (North Tower)

2205 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11641993
 Status: Active
 Size: 1,101 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking
 View:
 List Price: \$739,000
 List PPSF: \$671
 Valuated Price: \$675,000
 Valuated PPSF: \$613

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: 559
 Number of active listings for rent: 37
 Number of active listings for sale: 14
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

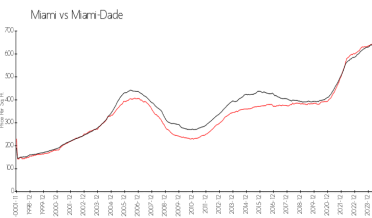
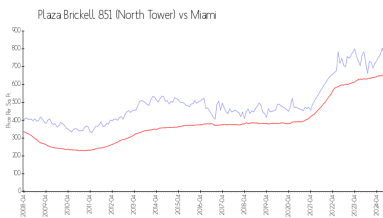
Building Association Information

Plaza on Brickell Condo Association Tower I
 786-220-5959

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1810	1,278 sq ft	Nov 2024	\$775,000	\$606
3501	774 sq ft	Sep 2024	\$540,000	\$698
4203	688 sq ft	Aug 2024	\$555,000	\$807
703	692 sq ft	Jul 2024	\$410,000	\$592
3107	986 sq ft	Jun 2024	\$715,000	\$725
2901	774 sq ft	Jun 2024	\$520,000	\$672

Market Information



Plaza Brickell 851 (North Tower):	\$751/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Plaza Brickell 851 (North Tower) 3%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Plaza Brickell 851 (North Tower) 92 days



Miami
Miami-Dade

86 days
86 days