

Unit 3709 - Plaza Brickell 901 (West Tower)

3709 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11649964
 Status: Active
 Size: 639 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$530,000
 List PPSF: \$829
 Valuated Price: \$435,000
 Valuated PPSF: \$681

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: 440
 Number of active listings for rent: 14
 Number of active listings for sale: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 5

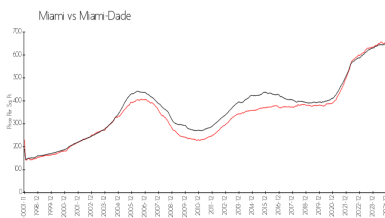
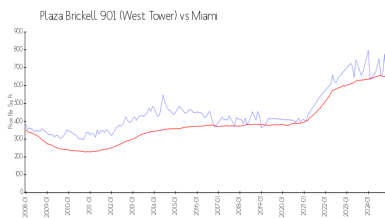
Building Association Information

Plaza on Brickell Condo Association Tower II
 786-220-5949 & (786) 220-5943

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,113 sq ft	Jan 2025	\$680,000	\$611
3505	1,120 sq ft	Dec 2024	\$660,000	\$589
PH4309	1,436 sq ft	Dec 2024	\$950,000	\$662
3711	1,289 sq ft	Dec 2024	\$900,000	\$698
3302	702 sq ft	Nov 2024	\$570,000	\$812

Market Information



Plaza Brickell 901 (West Tower):	\$593/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Plaza Brickell 901 (West Tower)	2%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Plaza Brickell 901 (West Tower)	70 days
Miami	91 days
Miami-Dade	90 days

