

# Unit 601 - Brickell House

601 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11650360  
 Status: Active  
 Size: 777 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$650,000  
 List PPSF: \$837  
 Valuated Price: \$589,000  
 Valuated PPSF: \$758

*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.*

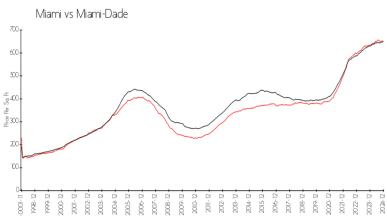
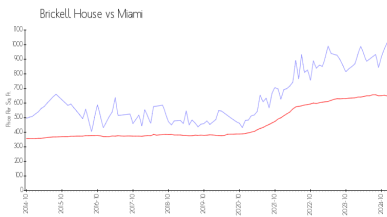
## Building Information

Number of units: 374  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2504	701 sq ft	Jan 2025	\$654,550	\$934
906	696 sq ft	Dec 2024	\$602,000	\$865
804	696 sq ft	Nov 2024	\$570,000	\$819
3503	1,183 sq ft	Oct 2024	\$1,089,000	\$921
4201	2,365 sq ft	Sep 2024	\$2,125,000	\$899

## Market Information



Brickell House: \$1014/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Brickell House: 3%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Brickell House: 80 days  
 Miami: 91 days  
 Miami-Dade: 90 days

