

# Unit 3609 - Jade Brickell

3609 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11652366  
 Status: Active  
 Size: 1,730 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Bay  
 Rental Price: \$10,000  
 List PPSF: \$6  
 Valuated Price: \$2,311,000  
 Valuated PPSF: \$1,336

*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.*

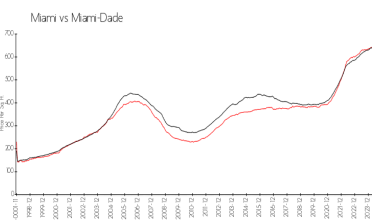
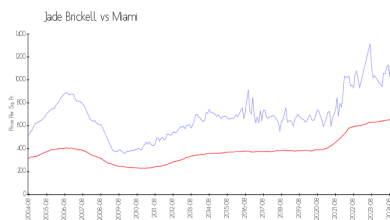
## Building Information

Number of units: 338  
 Number of active listings for rent: 16  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

Jade at Brickell Bay Condominium  
 (305) 533-1945

## Market Information



Jade Brickell:	\$1200/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Jade Brickell	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Jade Brickell	85 days
Miami	87 days
Miami-Dade	87 days

