

# Unit 4400 - Brickell House

4400 - 1300 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11654623
Status:	Active
Size:	6,902 Sq ft.
Bedrooms:	5
Full Bathrooms:	7
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$8,995,900
List PPSF:	\$1,303
Valuated Price:	\$8,035,000
Valuated PPSF:	\$1,164

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.



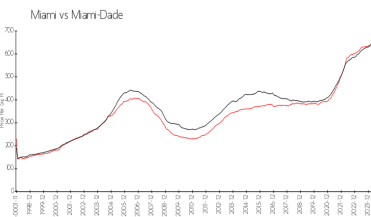
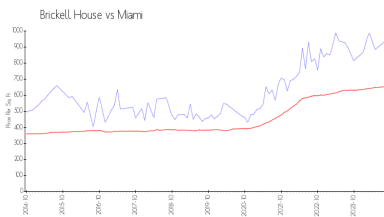
## Building Information

Number of units:	374
Number of active listings for rent:	0
Number of active listings for sale:	10
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:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1207	701 sq ft	Aug 2024	\$590,000	\$842
3305	1,076 sq ft	Aug 2024	\$1,042,000	\$968
1802	1,012 sq ft	Aug 2024	\$800,000	\$791

## Market Information



Brickell House:	\$845/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Brickell House	3%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Brickell House	81 days
Miami	86 days
Miami-Dade	86 days