

Unit 3505 - Plaza Brickell 901 (West Tower)

3505 - 951 Brickell Av, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11654820
 Status: Active
 Size: 1,120 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$699,000
 List PPSF: \$624
 Valuated Price: \$801,000
 Valuated PPSF: \$715

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: 13
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 7

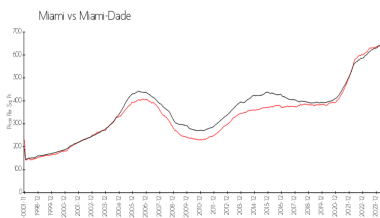
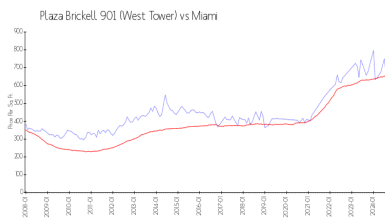
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3302	702 sq ft	Nov 2024	\$570,000	\$812
1608	639 sq ft	Oct 2024	\$520,000	\$814
1102	702 sq ft	Sep 2024	\$475,000	\$677
1106	1,113 sq ft	Sep 2024	\$675,000	\$606
3300	774 sq ft	Sep 2024	\$540,000	\$698

Market Information



Plaza Brickell 901 (West Tower):	\$665/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Plaza Brickell 901 (West Tower)	3%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Plaza Brickell 901 (West Tower)	57 days
Miami	86 days
Miami-Dade	86 days

