

# 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

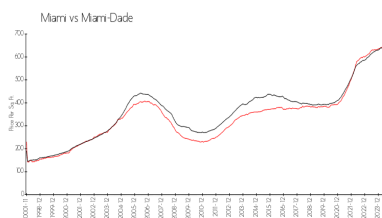
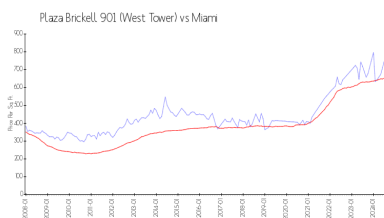
## Building Association Information

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

