

Unit 1705 - Plaza Brickell 851 (North Tower)

1705 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11656035
 Status: Active
 Size: 1,101 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$759,000
 List PPSF: \$689
 Valuated Price: \$598,000
 Valuated PPSF: \$543

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: 559
 Number of active listings for rent: 37
 Number of active listings for sale: 16
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

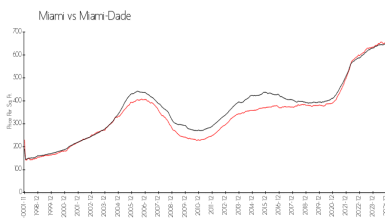
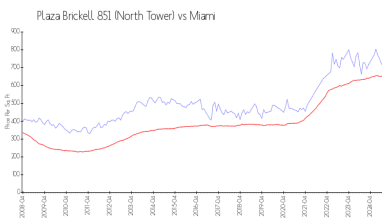
Building Association Information

Plaza on Brickell Condo Association Tower I
 786-220-5959

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1806	986 sq ft	Jan 2025	\$667,500	\$677
2500	774 sq ft	Dec 2024	\$499,000	\$645
4510	1,278 sq ft	Dec 2024	\$1,044,750	\$817
5303	688 sq ft	Nov 2024	\$550,000	\$799
1810	1,278 sq ft	Nov 2024	\$775,000	\$606

Market Information



Plaza Brickell 851 (North Tower):	\$699/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Plaza Brickell 851 (North Tower) 3%
 Miami 5%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Plaza Brickell 851 (North Tower) 87 days
 Miami 91 days
 Miami-Dade 91 days

