

Unit 1611 - Plaza Brickell 851 (North Tower)

1611 - 950 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11658783
 Status: Active
 Size: 1,278 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$899,000
 List PPSF: \$703
 Valuated Price: \$849,000
 Valuated PPSF: \$664

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: 13
 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: 3

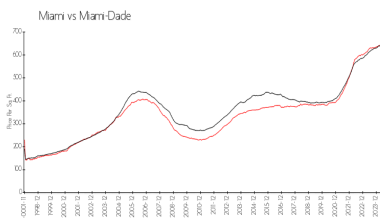
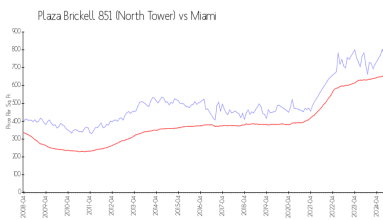
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5303	688 sq ft	Nov 2024	\$550,000	\$799
1810	1,278 sq ft	Nov 2024	\$775,000	\$606
3501	774 sq ft	Sep 2024	\$540,000	\$698
4203	688 sq ft	Aug 2024	\$555,000	\$807
703	692 sq ft	Jul 2024	\$410,000	\$592

Market Information



Plaza Brickell 851 (North Tower):	\$751/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Plaza Brickell 851 (North Tower) 2%
 Miami 5%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

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

