

Unit 1103 - Jade Brickell

1103 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11660195
Status:	Active
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$1,800,000
List PPSF:	\$1,040
Valuated Price:	\$1,502,000
Valuated PPSF:	\$868

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:	338
Number of active listings for rent:	16
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

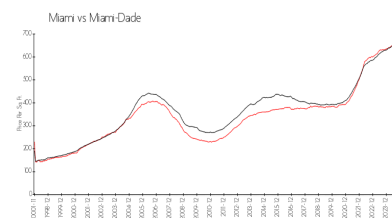
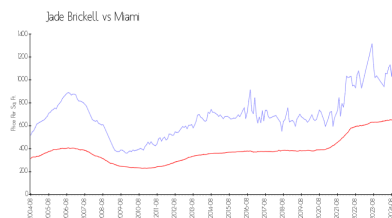
Building Association Information

Jade at Brickell Bay Condominium
(305) 533-1945

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,293 sq ft	Nov 2024	\$700,000	\$541
1604	895 sq ft	Sep 2024	\$735,000	\$821
2508	1,529 sq ft	Aug 2024	\$1,375,000	\$899
3903	1,730 sq ft	Jul 2024	\$1,870,000	\$1,081
BL23	1,246 sq ft	Jun 2024	\$1,220,000	\$979

Market Information



Jade Brickell: \$1200/sq. ft.
Miami: \$642/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

Jade Brickell	4%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Jade Brickell	81 days
Miami	86 days
Miami-Dade	86 days

