

# 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

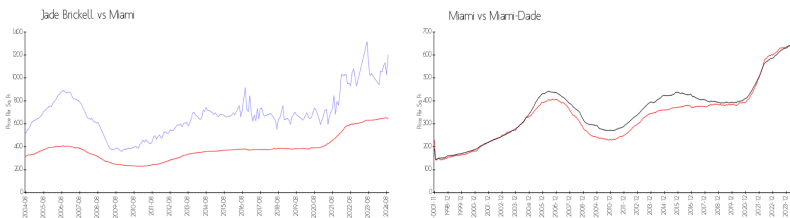
## Building Association Information

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.
Miami:	\$642/sq. ft.	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

