

# Unit 3311 - Courts

3311 - 801 Brickell Key Blvd, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number: A11661554  
 Status: Active  
 Size: 1,397 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station

View:  
 List Price: \$1,699,000  
 List PPSF: \$1,216  
 Valuated Price: \$1,109,000  
 Valuated PPSF: \$794

*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: 319  
 Number of active listings for rent: 13  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

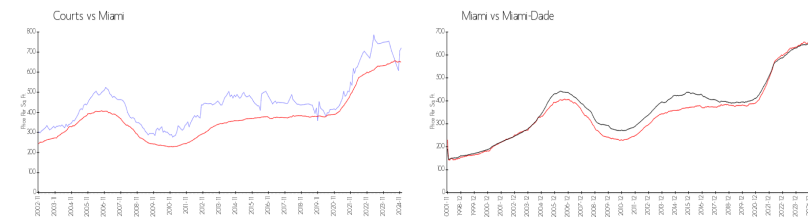
## Building Association Information

Courts Brickell Key condominium association  
 (305) 416-5120

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2708	1,626 sq ft	Dec 2024	\$1,110,000	\$683
2608	1,626 sq ft	Nov 2024	\$1,015,000	\$624
2602	1,280 sq ft	Oct 2024	\$840,000	\$656
407	878 sq ft	Aug 2024	\$5,150,000	\$5,866
3004	1,493 sq ft	May 2024	\$1,125,000	\$754
2005	878 sq ft	May 2024	\$525,000	\$598
1804	1,493 sq ft	May 2024	\$1,050,000	\$703

## Market Information



Courts:	\$717/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Courts 3%  
 Miami 5%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

Courts 77 days



Miami  
Miami-Dade

91 days  
90 days