

Unit 4303 - Jade Brickell

4303 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number:	A11666572
Status:	Pending
Size:	1,730 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,989,500
List PPSF:	\$1,150
Valuated Price:	\$1,694,000
Valuated PPSF:	\$979

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:	27
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

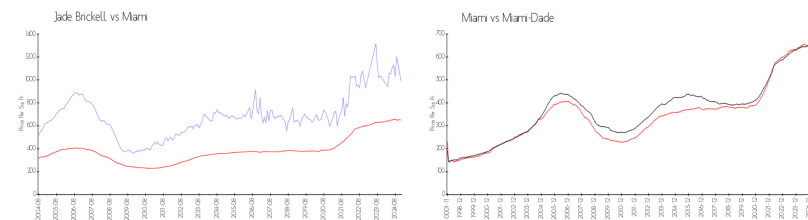
Building Association Information

Jade at Brickell Bay Condominium
(305) 533-1945

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3611	3,415 sq ft	Jan 2025	\$4,400,000	\$1,288
702	1,460 sq ft	Jan 2025	\$1,050,000	\$719
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

Market Information



Jade Brickell:	\$984/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Jade Brickell	8%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Jade Brickell	71 days
Miami	91 days
Miami-Dade	90 days

