

# Unit 3307 - Jade Brickell

3307 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

## Unit Information

MLS Number:	A11672939
Status:	Active
Size:	2,130 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$3,200,000
List PPSF:	\$1,502
Valuated Price:	\$2,762,000
Valuated PPSF:	\$1,297

*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:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

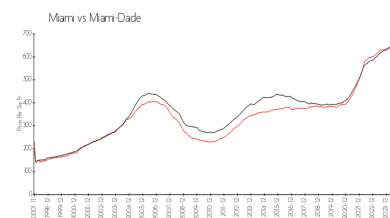
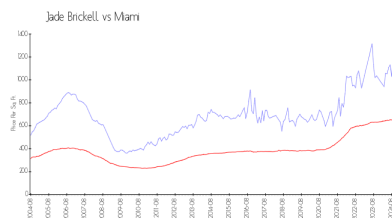
## Building Association Information

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	5%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Jade Brickell	85 days
Miami	87 days
Miami-Dade	87 days

