

Unit 3603 - Jade Brickell

3603 - 1331 Brickell Bay Dr, Miami, FL, Miami-Dade 33131

Unit Information

MLS Number: A11673250
 Status: Active
 Size: 1,730 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,900,000
 List PPSF: \$1,098
 Valuated Price: \$1,580,000
 Valuated PPSF: \$913

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

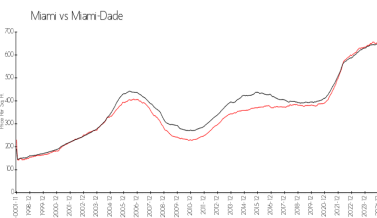
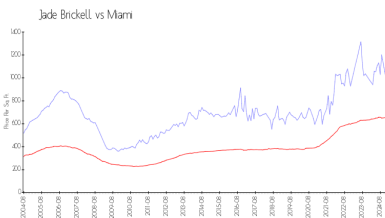
Building Association Information

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

